

HOBERT TASMANIA

Property Magazine

16 August 2024

FREE

PROPERTY
OF THE WEEK

28 Lord Street
Sandy Bay PAGE 2



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Property of the Week



28 Lord Street Sandy Bay

Built circa 1925 the home offers incredible ambience and soul with original lead lighting in impeccable condition throughout and original timber floorboards that have been well kept and meticulously hand sanded to present a stunning and beautiful floor for you to make your own.

Excite the eyes from the very first step inside with flowing floorboards leading you from entry to meals and kitchen area, with laundry, bathroom and toilet completing the rear of the home. To the left of entry find flexibility in a floorplan that offers you opportunity for larger dining and living space, two living areas or option for downstairs bedroom with large bay window offering warming morning sun and pleasant outlook to the street face. Timber staircase and balustrade lead you upwards into landing where you'll find 2 larger bedrooms, bathroom and third bedroom that offers opportunity for study, nursery or sun room. Ground floor bathroom contains bath and vanity with a toilet separate whilst upstairs contains shower over bath, vanity with and toilet as well as storage. Access under the staircase offers commodious space for additional storage of bulky or seldom used items.



[See more details](#)

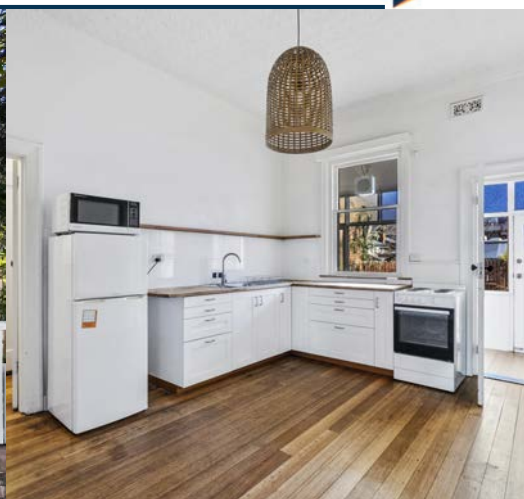
Expression
of Interest



If you wish to [see more details](#) for the properties advertised, please head to the Edwards Windsor website and subscribe to the Weekly Property Magazine in our Free Publications and Latest News.

The above information is provided as a guide only, and any interested party should undertake their own inquiries as to the accuracy of the information.

For Sale



26 Marieville Esplanade, Sandy Bay

Currently set with great flexibility as a 2-3 bedroom, 1 bathroom home with 1 bedroom studio dwelling complete with kitchen and bathroom the property offers a home with a point of difference. Whether that be to keep as is with ability to live in the main section whilst continuing to lease the studio, easily adapt the home back to a single, larger dwelling or possibility of multiple incomes from two tenancies.



\$1,850,000



[See more details](#)



53 York Street, Sandy Bay

The property, retaining historical charm, is tastefully renovated with a unique design in a fantastic location. This split level, 2 bedroom 2 bathroom property offers a functional layout with north facing living area capturing natural light throughout the day. The split level provides ample flexibility ideal for a variety of families and living needs.



\$825,000



[See more details](#)

For Sale



36 Sharps Road, Lenah Valley

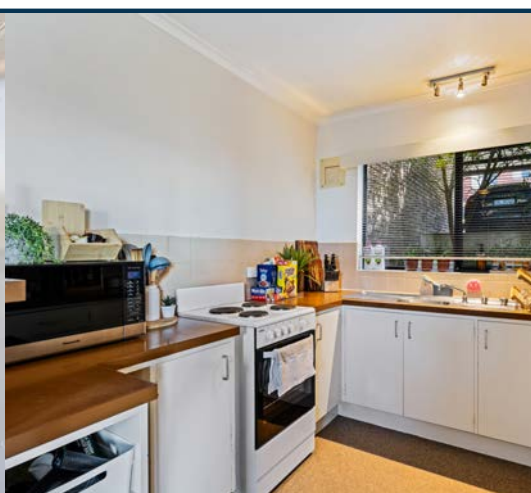
Upstairs there are three bedrooms, all of good size and containing built-in robes. The main bedroom also containing ensuite shower and toilet. The main bathroom features bath, separate shower and vanity with a separate toilet and laundry as well. Completing the main floor is a dining and living room connected to the kitchen which has an abundance of storage room including spacious walk-in pantry.



\$625,000



[See more details](#)



9/7 Lynton Avenue, South Hobart

This unit has a spacious open kitchen, dining and lounge area. here are two generous storage cupboards in the hallway as well as built in robes in both bedrooms. The bathroom containing shower over bath and vanity as well as ample room with laundry connection. Adding to the comfort and convenience, the toilet is located separately. There is a single covered OSP for the unit located at the front.

There is currently an active tenancy until January 2025.



\$474,000



[See more details](#)

For Sale



32 Blair Street, Lutana

Upon arrival you shall have convenience of multiple off street parking spaces, including a carport and satisfying front garden. Through the front door and into entry hall gives you choice of movement to living spaces or towards the bedrooms with fantastic coat cupboard nestled neatly inside. Enjoy an open plan living and dining space well met with an abundance of storage and benchspace in the kitchen, as well as spacious laundry with access to and from the backyard.



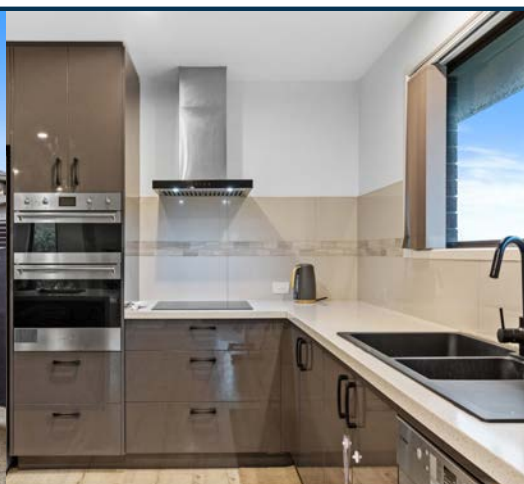
\$565,000

 3

 1

 2

[See more details](#)



1/4 Estramina Drive, Oakdowns

A delightful 3 bedroom 2 bathroom modern unit offering peace and quiet upon a 284 square metre allotment brings opportunity to the forefront for those desiring a move in ready home in a robust suburb. An excellent first step in the door for first home searchers, downsizers or even those seeking brick and mortar investment 1/4 Estramina Drive is sure to please.

Single garage with additional off street parking lead into open plan, sunny and warm living, dining and kitchen area.



\$585,000

 3

 2

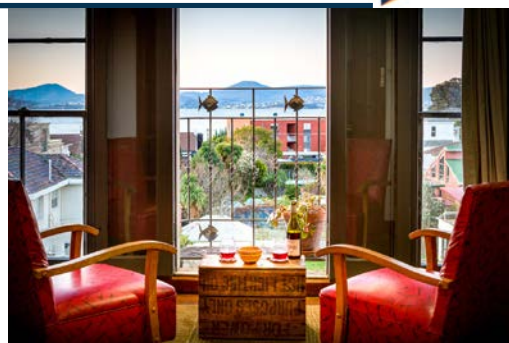
 2

[See more details](#)

For Rent

1/2A Nutgrove Avenue, Sandy Bay

Discover the perfect blend of historical charm and individual eccentric style in this exclusive penthouse studio, situated in a prestigious heritage building in the heart of Sandy Bay. Some 90 m2 approximately the apartment overlooks the famous River Derwent with elevated uninterrupted views to iconic suburbs, Mt Wellington and the Tasman Bridge. Fully furnished with comfort and style a signature Romeo and Juliet decorative metal work balcony is the perfect spot to enjoy a morning latte or a Champagne while watching the sunset.



\$550/wk



[See more details](#)

5 Byron Street, Sandy Bay

Centrally located, in the heart of Sandy Bay you will discover this very roomy three-bedroom home. The spacious rooms and storage options will appeal to both families and friends sharing.

Convenient to local shops, schools, cafes and restaurants, the home is ideal also for those that enjoy a short city stroll work.

The property is fully fenced and gated and on a local bus route.



\$575/wk



[See more details](#)

85 Tolosa Street, Glenorchy

This beautifully updated property offers a perfect blend of modern amenities and comfortable living spaces, ideal for families.

Key Features and Benefits.

- Updated Kitchen
- New Roller Blinds
- Freshly Painted
- 3 Bedrooms, with built in robes



\$495/wk



[See more details](#)

144 Melville Street, Hobart

Step through the stained-glass doorway to experience high ceilings, polished timber floors, and charming fireplaces. These period features are beautifully complemented by modern skylights, creating a bright and inviting ambiance.

The central living area, adorned with built-in shelving and cabinets, serves as a perfect focal point for gatherings and relaxation.



\$650/wk



[See more details](#)

For Rent

7 Queen Street, Sandy Bay

The house offers a highly functional floorplan with plenty of storage options along with a number of living spaces to enjoy, including an excellent sheltered and covered entertainment deck with adjacent utility room with sink.

The home is convenient to the Sandy Bay shopping precinct and a short walk to Marieville Esplanade and Derwent Sailing Club.

We are happy to consider appropriate pets.



\$850/wk



[See more details](#)

90 Woodcutters Road Tolmans Hill

This substantial five bedroom home offers sweeping views of the river Derwent and amazingly complemented by an imposing mountain and bush back drop.

The house whilst providing comfortable and flexible accommodation is additionally ideal for those that enjoy an outdoor lifestyle with two entertainment decks.

The property is a short drive to local shops, popular Ham Common, walking tracks, playgrounds and is on a regular bus



\$795/wk



[See more details](#)

23 Elliott Road, Glenorchy

This freshly painted, three bedroom property has new carpet throughout. The property boasts a good size lounge, separate dining area and kitchen with breakfast bar. The bathroom has both bath and shower, along with a separate toilet. The living room has a heat pump along with ample natural light throughout the whole property. The outside paved entertaining area is perfect for family BBQs, the large garden is fully fenced, with schools, bus stop and shops close by.



\$495/wk



[See more details](#)

3/105 Amy Street, West Moonah

Having just been repainted and new carpet throughout, this neat and tidy two storey, light filled, conjoined town house with great views, may be just what you have been looking for.

Downstairs you will find the functional kitchen with plenty of cupboard and bench space adjoining the spacious living area with heat pump and access to the fully fenced rear yard. On this level there is a second toilet and laundry and large storage cupboards.



\$425/wk



[See more details](#)

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The Week In Real Estate

Extract from issue released 10 August 2024



Australia The Home of McMansion

Australia has emerged as the home of the McMansion, with a new study showing it has some of the largest houses and smallest households in the world.

The study says two-thirds of Australian homeowners live in a house with an average size of 214 sq m. It is followed by New Zealand and the United States at around 200 sq m, Canada, at 181 sq m, Malta at 160sq m, Cyprus 141 sq m, and Denmark 137 sq m.

At the same time, Australia has an average household size of 2.5 people, and nearly half of the population lives in a two to three-person household. Almost a quarter of households accommodate just one person. The study by The Perfect Rug ranks countries based on average square metreage, but also takes into consideration average household size per country.

A spokesperson says overcrowding is a clear problem for many countries including Greece, New Zealand and Mexico.

According to Census figures, there are only 15 suburbs in Australia with a housing density higher than 110 homes per hectare.

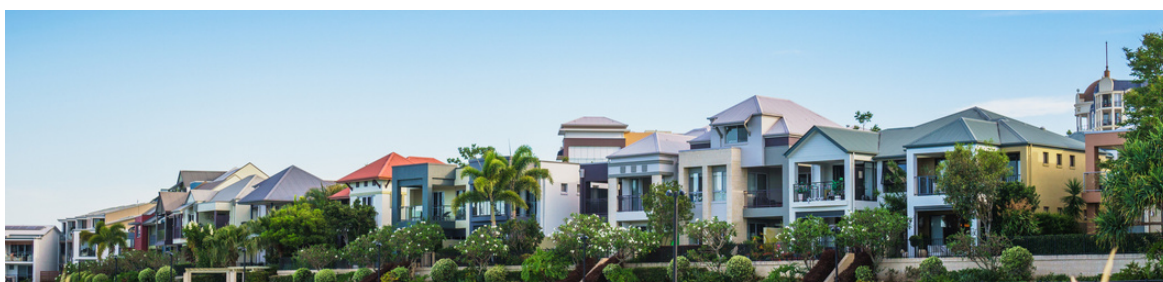
The Most Affordable Suburbs

While house prices are tipped to keep rising there are still plenty of affordable options to be found according to analysis by Propertyology.

It says there are 25 cities with a population of 50,000 or more that have a median house price below \$750,000. Propertyology's Simon Pressley says each of the locations has quality infrastructure and an abundance of employment opportunities. "This time five years ago there was a plethora of great locations across Australia where one could buy a low maintenance house for \$500,000 or less," Pressley says. "In 2024, the new benchmark is circa \$750,000."

Maitland, about 20km northwest of Newcastle, topped the list followed by Geelong and Hobart.

In Western Australia, the top locations were Perth and Mandurah. In Queensland Toowoomba and Cairns were the top two locations while in the Northern Territory, it was Darwin. While rising house prices make many locations unaffordable Pressley says there are 500 Australian municipalities with a median apartment value below \$750,000.



Prices Keep Rising

House prices throughout Australia reached new peaks in July according to new figures from PropTrack.

It says while July is typically the slowest month for house price growth, nationally house prices were up by 0.8%.

This led to a 6.28% increase in the past 12 months with Perth leading the pack with prices up by 23%, Adelaide up 15%, Brisbane up 14%, Sydney by 7%, Darwin, up 4% and the ACT up 1%. Melbourne is down 1% and Hobart is down 2%.

PropTrack senior economist Paul Ryan says the growth in Perth is "quite astonishing".

He attributes the softness in Melbourne and the ACT to a solid flow of new properties coming onto the market.

With rental availability remaining low Ryan believes prices will continue to rise.

The unit markets have also performed solidly in the past 12 months with price growth in most capital cities. The strongest growth was 19% in Perth, 17% in Brisbane and 12% in Adelaide.

For Sale

3/207 Churchill Avenue, Sandy Bay

With pleasant garden surrounding the level entry, a warm and spacious lounge and dining area welcomes you through the front door and flows into a tidy kitchen that includes great bench space and good storage whilst overlooking neighbouring greenery. The hall leads to the main bedroom that includes built in wardrobe while the floorplan offers fantastic flexibility for singles or couples to use the second bedroom as a home office or study room. The bathroom contains toilet, vanity and shower over bath.



\$485,000



[See more details](#)

44 North Terrace, Burnie

With updates in recent times to kitchen and bathroom spaces the home offers warm and welcoming charm in sunny position and upon allotment of approx. 797 square metres there is plenty of room for growth, children to play and furry friends to roam.

Kitchen contains ample cupboards and storage with room for dining table whilst bathroom includes shower and vanity.



\$500,000



[See more details](#)

401 Cambridge Road, Mornington

From the moment you first arrive enjoy privacy and seclusion, with the house positioned neatly back from the road and ample established trees and garden adding further noise and visual interruption reduction. Upon entry a spacious lounge flows into dining area and kitchen, with good storage options and separate laundry room to boot. Down the hall lie three double sized bedrooms, modern bathroom with shower and vanity and a separate toilet.



\$524,250



[See more details](#)

10 Roope Street, New Town

Built circa 1910 your new home contains entry hall from front porch with bedrooms lining both sides enjoying high ceilings, mantle pieces in fantastic condition and ample space for built in robes should they be desired in the future. Down the hall opens the spacious living and dining area with fourth bedroom or separate living room before reaching the tidy kitchen offering good bench and food preparation space and electric oven and stovetop.



\$700,000



[See more details](#)

For Rent

3/13 Bentley Road, Lenah Valley

Discover the perfect blend of comfort and convenience in this delightful 2 bedroom, 1 bathroom unit located in the sought-after suburb of Lenah Valley. Nestled in a quiet, family-friendly neighbourhood, this property offers a serene retreat while being just a short drive away from Hobart's vibrant city centre.

The open-plan living and dining area provides ample space for relaxation and entertaining, featuring sliding door to courtyard that fill the space with natural light.

Two generously sized bedrooms, all with built-in wardrobes.

\$425/wk



[See more details](#)



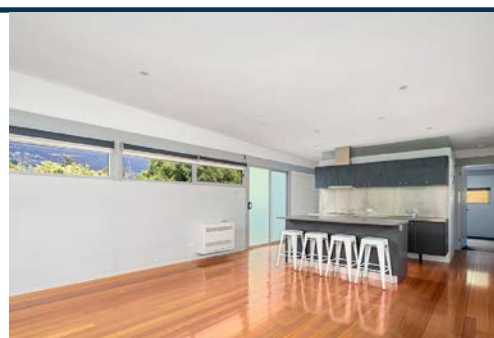
2/26 Davey Place, South Hobart

Featuring a bright open plan kitchen/dining/living space, polished timber floors, modern style kitchen and bathroom, two sizable bedrooms both carpeted with built-in robes, this cosy unit presents a spectacular home just minutes from Hobart's CBD.

\$460/wk



[See more details](#)



14 Jennings Street, New Town

Spacious Bedrooms: Each room is designed to provide ample space and natural light, ensuring a peaceful retreat for every member of the family.

2 Bathroom: Both bathrooms with contemporary fixtures and fittings for a sleek, stylish finish.

Kitchen: Functional layout with ample storage space

\$550/wk



[See more details](#)



14/8 Allison Street, West Hobart

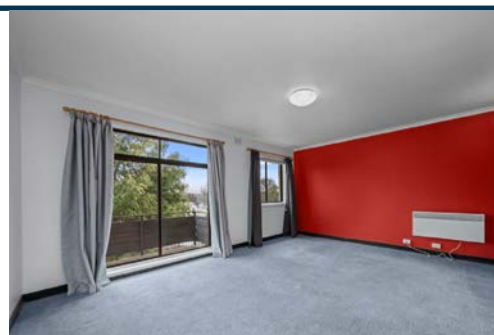
This newly refurbished two bedroom unit is idyllically situated to capture our rare winter sun whilst boasting an expansive view and offering modern comfort.

Property comes with gated security, off street parking and is conveniently located to a variety of local shops, cafes, grocers, parks and public transport.

\$400/wk



[See more details](#)



For Lease

322 Elizabeth Street, North Hobart

Ideally situated on Elizabeth Street, the premises comprises a single level open plan seating area with high ceilings and includes a service bar/counter, commercial kitchen while offering exposure to both pedestrian and vehicular traffic.

The premises has potential to expand service into the outdoor space at the rear subject to approvals.

Contact Agent

ZONE Retail

[See more details](#)



10 Sunmont Street, Derwent Park

Cool store with office located within the prime northern suburbs industrial area with fantastic transport links to major arterial roads.

The office comprises an open plan area, kitchen and bathroom facilities. •392sqm building area approx with 4,300sqm site area approximately

Contact Agent

ZONE Industrial / Warehouse, Other, Showrooms / Bulk goods

[See more details](#)



161 Charles Street, Launceston

Ground floor comprises an open, air-conditioned retail space, complemented by ground floor storage space which could easily be incorporated into additional retail space if required. The light filled first floor, currently providing large open storage and amenities offers development potential (subject to council approval).

\$1,100,000

ZONE Retail

[See more details](#)



FOR SALE

2/37 Tasma Street, North Hobart

The offices comprise a mix of predominantly open plan office space with four individual offices, loft boardroom, mezzanine storage, bathroom facilities and 10 car parks available onsite.

North Hobart is a fantastic city fringe location with a number of popular coffee shops, cafés and restaurants nearby.

Lease by Negotiation

ZONE Offices

[See more details](#)

