

HOBART TASMANIA

Property Magazine

23 August 2024

FREE

PROPERTY
OF THE WEEK

53 York Street
Sandy Bay PAGE 2



Edwards Windsor
a smartre agency

Celebrating **40**
years

6234 5500
ewre.com.au
89 Brisbane Street, Hobart

Property of the Week



53 York Street Sandy Bay

Beautifully renovated to modern standard without compromising its historic charm and character, 53 York Street offers a unique, low-maintenance property with a difference. Enjoying a north-facing aspect for abundant sunshine, this home is split across two levels. The upper level boasts a modern kitchen with ample storage including a pantry, a bathroom with shower, toilet, and vanity, as well as an open-plan living and dining room. A versatile bedroom with a potential study or second living space.

Downstairs, you'll find a laundry room, bedroom, additional study room, and another bathroom with shower, toilet, and vanity. Level access leads out to the backyard and a sun-soaked entertaining deck.

Timber floorboards flow throughout the home, providing a sense of history and complemented by frosted glass features, a well-maintained weatherboard exterior, and the recent addition of window shutters for comfort and convenience.



[See more details](#)

\$825,000

2

2

1

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



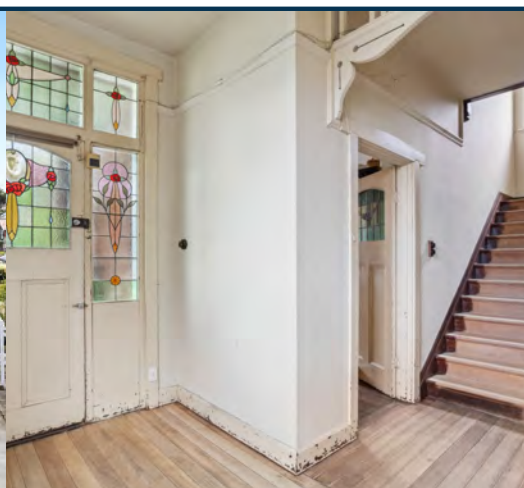
26 Marieville Esplanade, Sandy Bay

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](#)



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.

**Expressions of
Interest**



[See more details](#)



For Sale



45 North Terrace, Burnie

Located in prime position on the city fringe this property offers incredible opportunity to build your own seaside home or coastal escape. Sitting upon an allotment of approx. 723square metres and zoned General Residential with mostly level ground allowing room and ability for a dream home, first home or potential for multiple dwellings subject to council approvals.



\$300,000 Land Area: 723m²

[See more details](#)



44 North Terrace, Burnie

Located within 30 second walk of beachfront and penguin sanctuary with pleasant outlook and water views this spacious 3 bedroom family property beckons you home. 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.



\$500,000

 3

 1

 4

[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.



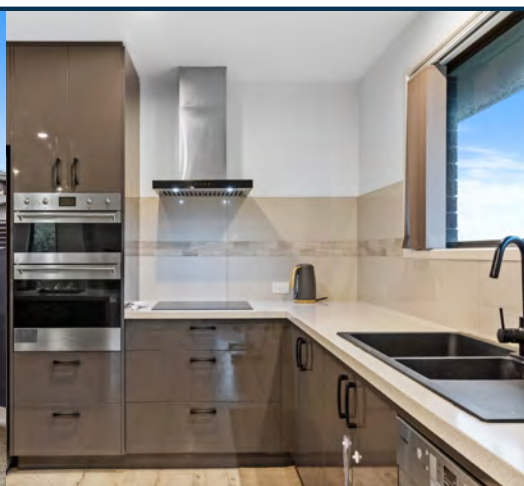
\$565,000

 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

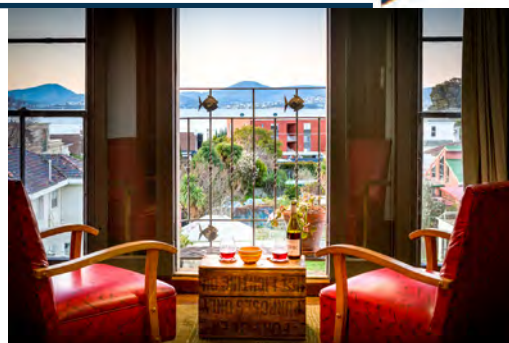
 2

[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](#)

17 Loina Street, New Town

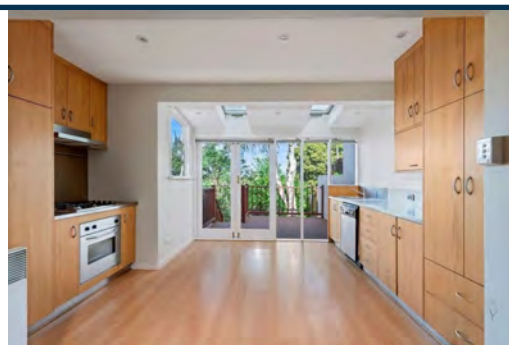
Located in a quiet no through street is this very neat and tidy, well-presented fully fenced, three bedroom family home in just the perfect location and setting. The home comprises of three bedrooms, two with built in robes, spacious living area with both wood heater and heat pump, leading through to the separate dining room and again through to the modern kitchen with loads of storage and bench space, under bench oven, gas cook top and dishwasher.


\$620/wk

[See more details](#)

214 Bathurst Street, West Hobart

This combined 3-4 bedroom, 2 bathroom cottage is within walking distance of town. It has modern comforts in a compact but surprisingly spacious home. With three levels, the property boasts a spacious balcony that can be reached through the double timber-framed French doors in the first lounge. Different levels offer endless views across the city to the River Derwent and beyond.


\$595/wk

[See more details](#)

47 Begonia Street, Lindisfarne

This spacious 5 bedroom home offers the perfect space for a family, boasting a gorgeous view of the River Derwent, Mount Wellington/Kunanyi and the Tasman Bridge.

- A large kitchen/dining area with dishwasher included
- An elevator for ease of access into the garage/granny flat below
- 4 spacious bedrooms upstairs, 3 with built in wardrobes


\$695/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 Marievale Esplanade and Derwent Sailing Club.

We are happy to consider appropriate pets.



\$850/wk

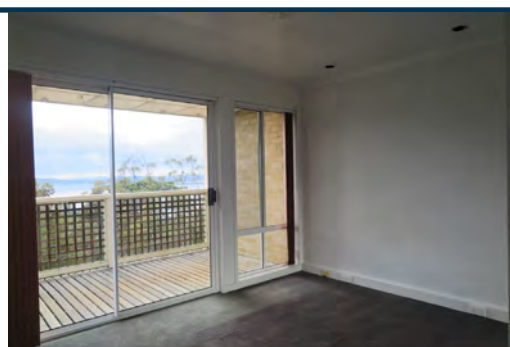


[See more details](#)

2/4 Kunzea Road, Taroona

A two bedroom unit in tranquil bush setting is perfect for those who want peace and quiet with an amazing view.

The open plan lounge/dining has both electric and wood heating options to keep you warm and cosy in winter. Both bedrooms have built-in wardrobes to ensure plenty of storage space.



\$460/wk



[See more details](#)

8/30 Corby Avenue, West Hobart

On the hill of Corby Ave this private unit set on the lower level, is an oasis of calm with views to the walking track and greenery behind.

- Light and bright
- Open plan living with electric heating
- Compact and functional kitchen with separate pantry
- Brand new bathroom with shower only



\$340/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](#)

Selling Smart^{re} means not only do you sell for a high price, you're guaranteed the

HIGHEST PRICE.

How does an agency guarantee the highest price?

Call the team at Edwards Windsor to find out.



The Week In Real Estate

Extract from issue released 17 August 2024



Rent Surge Drives Household Change

Australia's rental crisis is driving more people to share housing or live with relatives as rents surge at the fastest pace in over a decade.

Commonwealth Bank Australia's (CBA) latest report highlights that rents are rising rapidly due to high demand and limited supply, forcing many to adapt by "economising" through shared living arrangements.

Currently, about 5% of Australians over 15 live in shared houses, a 1% increase from 2020 to 2021, equating to roughly 200,000 additional people.

Economist Stephen Wu notes that more individuals are also living with extended family, such as siblings and grandparents, as household formations shift to combat rising costs.

The annual rent growth rate has hit 9%, the fastest since 2008, driven by near-record low vacancy rates in capital cities.

While rent increases have slowed slightly in Sydney and Melbourne, Wu predicts only a gradual moderation in rent inflation.



New Home Costs Climb

After a brief slowdown, construction costs in Australia are once again on the rise, reversing last year's trend.

While the cost of building a new home increased by over 20% in the 12 months to September 2022, the growth rate had slowed to 3.9% by September 2023. However, recent data shows an alarming resurgence in cost increases, impacting housing supply and affordability nationwide.

Labour shortages, particularly in finishing trades, and year-on-year wage hikes remain key drivers of the cost surge. The Australian Bureau of Statistics highlights strong union activity as a factor contributing to low productivity, further exacerbating costs. Though the prices of some building materials, like timber and steel, have decreased, costs for essentials like bricks, plaster, and copper continue to rise. Copper prices, driven by demand in green energy and electric vehicles, are particularly concerning.

The escalating construction costs are widening the price gap between new and existing homes, contributing to fewer new builds and pushing up existing property prices across Australia, especially in the residential sector.



Investors Boost Rental Supply

The Australian rental market showed signs of stabilising in July as more property investors re-entered the market, offering renters slightly more options after a period of record-low vacancy rates. Data from PropTrack revealed a small decline in the national rental vacancy rate to 1.42%, driven by regional areas, while capital cities remained steady at 1.47%.

Over the past three months, rental supply has improved, with vacancy rates rising by 0.18 percentage points. This increase has been most notable in six of the eight capital cities. Despite these improvements, the market remains tight, with vacancies still at half the rate considered balanced.

PropTrack's senior economist, Anne Flaherty, noted that while investor activity has helped slow rental price growth, the market remains challenging for renters, who continue to face fierce competition. Renters are still seeing prices rise, with national rents increasing by 9.1% over the past year.

With building approvals at a decade-low and continued strong population growth driven by migration, the rental market's future remains uncertain.

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](#)

9/7 Lynton Avenue, South Hobart

This unit has a spacious open kitchen, dining and lounge area. The property is low maintenance and includes an easterly facing private balcony overlooking Sandy Bay and the River Derwent. There 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.


\$474,000

[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

1/63 Fisher Avenue, Sandy Bay

This solid brick villa is in a great position, looking right out to the Derwent. It has a good sized living area that has large windows allowing the sun to stream in and a Heat pump. The kitchen is neat and tidy, and there is a separate bathroom, laundry and toilet. Both bedrooms are double sized and include built ins. An added bonus to this property is the single car which has plenty of space for that extra storage.



\$495/wk



[See more details](#)

2/411 Nelson Road, Mount Nelson

Nestled amongst the gumtrees you will discover this well cared for and charming two bedroom villa.

The property offers a generous and picturesque backyard area that comes fully fenced and gated. It is conveniently located on a regular bus route and only a short distance to the Mount Nelson Store, bottle shop, pharmacy, primary school and hairdresser. There are a number of walking tracks, playgrounds and sporting fields within a short distance.



\$450/wk



[See more details](#)

4/439 Huon Road, South Hobart

This charming one bedroom unit has had a transforming face lift that now makes this an attractive and comfortable residence.

Conveniently situated in an elevated position the property enjoys plenty of sunshine and has dual access off Wellesley Street, where parking is available.

The unit has been freshly painted internally with new floors including new carpet in the bedroom.



\$325/wk



[See more details](#)

36 Coobar Road Risdon Vale

New carpets in bedrooms, hallway and living room along with a fresh coat of paint throughout has created a refreshing internal space, which is complemented with new window furnishings.

The home provides new blinds in kitchen with yard outlook.

Bathroom with bath, shower, mirror and vanity.

Loungeroom comes with new blinds, carpet and a convenient heat pump.



\$395/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](#)

