

HOBART TASMANIA

Property Magazine

30 August 2024

FREE

COMMERCIAL
PROPERTY
OF THE WEEK

322 Elizabeth Street North Hobart

PAGE 2



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89 Brisbane Street, Hobart

Property of the Week



322 Elizabeth Street North Hobart

Fantastic opportunity presents for you to make your mark at an established hospitality space located just a block from the fabled and ever popular North Hobart hospitality & entertainment strip.

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.

A great opportunity with plenty of potential to start your hospitality dream in an enviable location!



[See more details](#)

Contact Agent

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



10 Roope Street, New Town

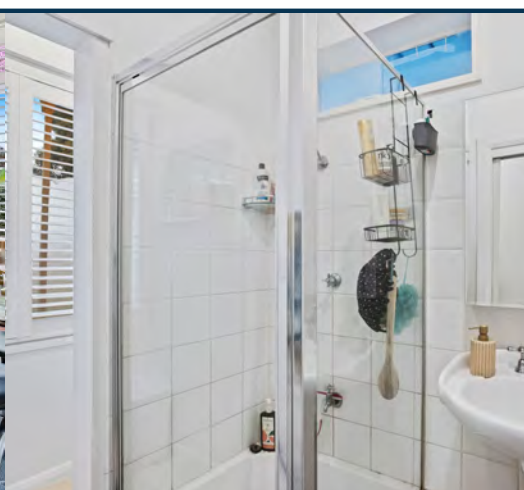
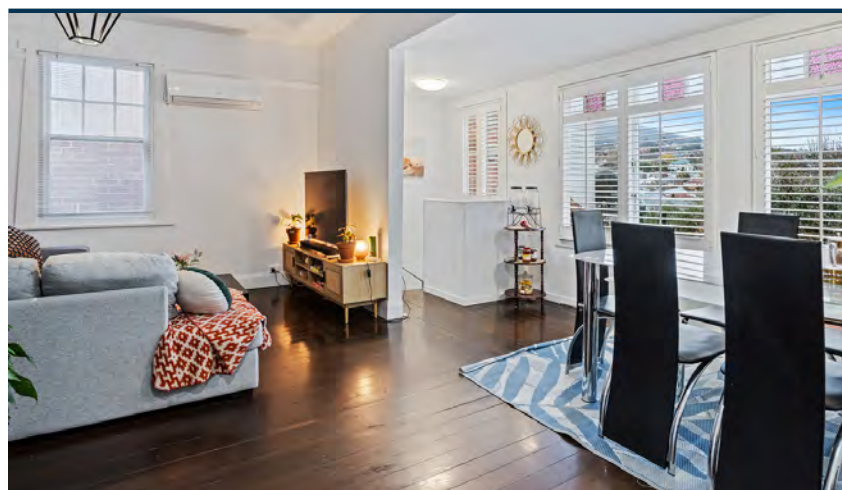
Built circa 1910 your new home contains entry hall from front porch with bedrooms lining both sides enjoying high ceilings, mantle pieces in fantastic condition. Down the hall opens the spacious living and dining area with fourth bedroom or separate living room before reaching the tidy kitchen offering good bench and food preparation space and electric oven and stovetop. Bathroom contains shower over bath, vanity and mirror with a toilet separate for convenience.



\$700,000



[See more details](#)



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.



\$825,000



[See more details](#)

For Sale



26 Marieville Esplanade, Sandy Bay

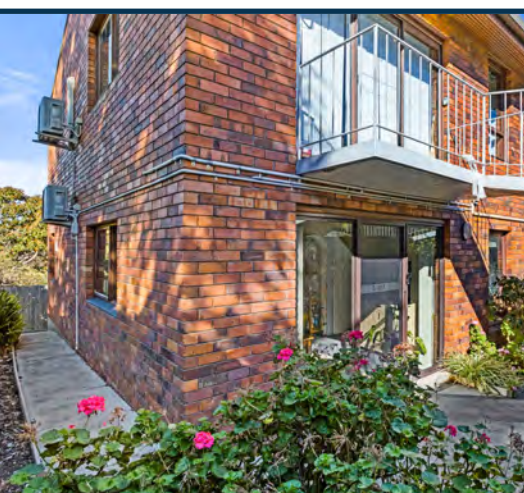
Currently set with great flexibility as a 2-3 bedroom, 1 bathroom home with 1 bedroom studio dwelling complete with kitchen and bathroom the property offers a home with a point of difference. Whether that be to keep as is with ability to live in the main section whilst continuing to lease the studio,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



\$1,850,000



[See more details](#)



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.



\$485,000



[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.



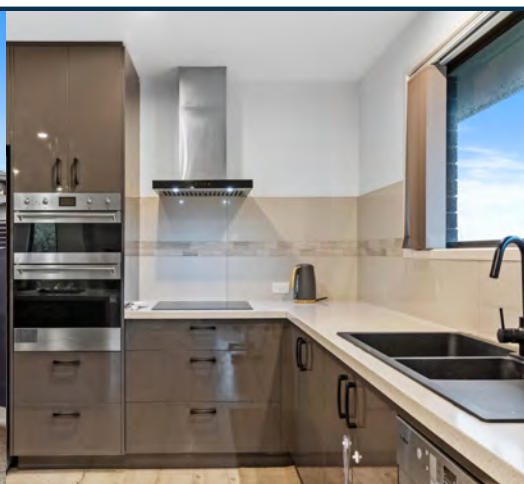
\$535,000

 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

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.

Kitchen and living areas are combined with electric heating

\$325/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.

\$610/wk



[See more details](#)



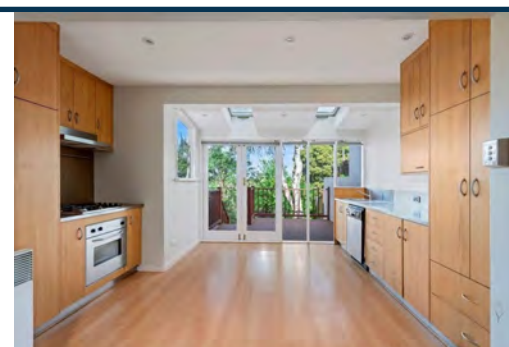
214 Bathurst Street, West Hobart

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](#)



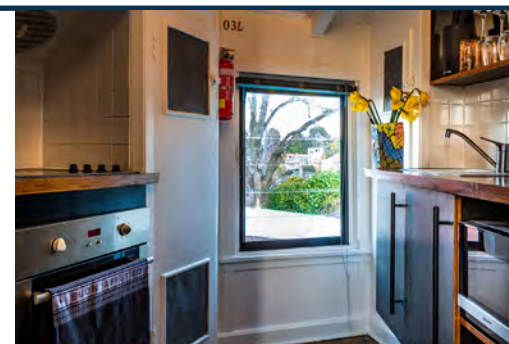
1/2A Nutgrove Avenue, Sandy Bay

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.

\$550/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 Marievile Esplanade and Derwent Sailing Club.

We are happy to consider appropriate pets.


\$850/wk

[See more details](#)

23 Elliott Road, Glenorchy

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.


\$480/wk

[See more details](#)

2/4 Kunzea Road, Tarooma

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](#)

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. The garden is small and is maintained by a regular gardener.


\$495/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?

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The Week In Real Estate

Extract from issue released 17 August 2024



Auction Rates Edge Up

Australia's preliminary auction clearance rates across the combined capitals edged above 70% last week, reaching 70.4%, according to CoreLogic.

This slight rise follows a revised clearance rate of 64% from the previous week's initial 69.2%.

The uptick was mainly driven by smaller markets, with Adelaide leading at an impressive 88.9%, followed by Brisbane at 73.1%, and Canberra at 52.2%—all showing improvements.

However, Sydney and Melbourne, the major auction markets, saw slight declines. Melbourne led with 844 homes auctioned—the highest volume since late June—with a preliminary clearance rate of 69.5%, down from 70.4% the previous week. Sydney had 632 auctions, up from 612, with an early clearance rate of 68.0%, marking the second week below 70%.

CoreLogic economist Kaytlin Ezzy noted, "The number of auctions scheduled this week is just over 2,000, rising to around 2,100 next week, indicating a pick-up in activity as we approach the spring selling season."

Airbnb Blamed for Rent Hikes

Airbnb has disputed claims that it is contributing to Australia's property crisis.

The Australian Bureau of Statistics reported that the national average new mortgage size hit a record high of \$624,383 in December 2023. Meanwhile, national rent averages reached \$600 per week in the June quarter, with capital cities at \$640 and regional areas at \$540. The rental vacancy rate remains critically low at 1.4%, down from the pre-pandemic norm of 2.5%.

Critics argue that companies like Airbnb are driving up rent prices and reducing the availability of long-term rentals. However, Airbnb's Australia and New Zealand manager, Susan Wheeldon, asserts that short-term rentals account for only 1% of total rental stock in Australia.

In Byron Bay, new regulations will limit non-hosted short-term rentals to 60 days per year. Mayor Michael Lyon emphasised the importance of preserving residential areas.

Wheeldon warned that these caps could have serious employment impacts.

Experts warn that housing affordability is worsening, even for full-time workers, making homeownership increasingly elusive in Australia.



Quote Of The Week

"The number of auctions scheduled this week is just over 2,000, rising to around 2,100 next week, indicating a pick-up in activity as we approach the spring selling season."

CoreLogic economist Kaytlin Ezzy

For Sale

1/9a Coolabah Road, Sandy Bay

As you enter the property there are two main bedrooms both with built ins, on the second level is a third bedroom or office space, whichever you require, as well as the bathroom and separate toilet. The top level has a generous sized open plan living and dining area adjoining the kitchen.

Literally everything is a stone's throw away from this unit, Sandy Bay beach is a 12 minute walk away and offers shopping, cafes, a park and a wood fired pizza shop.



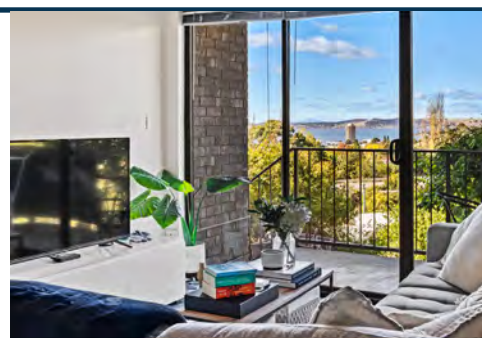
\$599,000



[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](#)

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



[See more details](#)

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](#)

For Rent

85 Tolosa Street, Glenorchy

This beautifully renovated home offers a seamless fusion of modern convenience and inviting living spaces, perfect for family life.

- Modernised kitchen with updated fittings
- Freshly painted interiors for a clean, bright atmosphere
- New roller blinds throughout the home
- 3 bedrooms, all with built-in robes



\$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](#)

14 Jennings Street, New Town

3 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.

Living Area: The generous living space flows seamlessly into the Kitchen, creating a perfect setting for both relaxation and entertaining.



\$525/wk



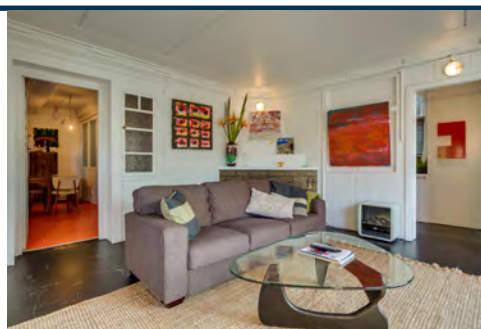
[See more details](#)

3/2A Nutgrove Avenue Sandy Bay

The iconic 'The Last Villa' is a feature of the Sandy Bay landscape. Tucked behind the impressive entrance wall is your own little slice of Barcelona, also known as Apartment 3.

This fully furnished single bedroom apartment has both period and modern features throughout, providing a unique and eclectic place to call home.

On street parking only and laundry facilities included.



\$430/wk



[See more details](#)

For Lease

30 Murray Street, Hobart

The premises comprises a predominantly open plan space with excellent timber counter, kitchen, bathroom and storage areas, polished timber floors, electric heating, having fantastic natural light from a glazed and heritage style façade that is both appealing and highly visual. The kitchen includes brand-new stainless-steel benches, exhaust canopy, and appropriately sealed flooring with drainage.

Lease by Negotiation



ZONE Hotel / Leisure, 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



FOR SALE

[See more details](#)

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](#)

