

HOBART TASMANIA

Property Magazine

9 August 2024

FREE

PROPERTY
OF THE WEEK

26 Marieville Esplanade
Sandy Bay PAGE 2



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89 Brisbane Street, Hobart

Property of the Week



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.

The main home enjoys pleasant garden entry, with sun room and living or bedroom at the front. Following the hall shall lead you into the two main bedrooms and into the open and recently updated kitchen and dining area complete with large walk-in pantry. Laundry and sun room are located at the rear with access into the modern bathroom containing walk-in shower, toilet and vanity. Throughout the home enjoy timber floorboards in great condition and ample character thanks to frosted glass and federation brick. The studio contains secure and separate entry with enough room for small study space, bedroom to the left with kitchen and dining to the right.



[See more details](#)

\$1,850,000

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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



28 Lord Street, Sandy Bay

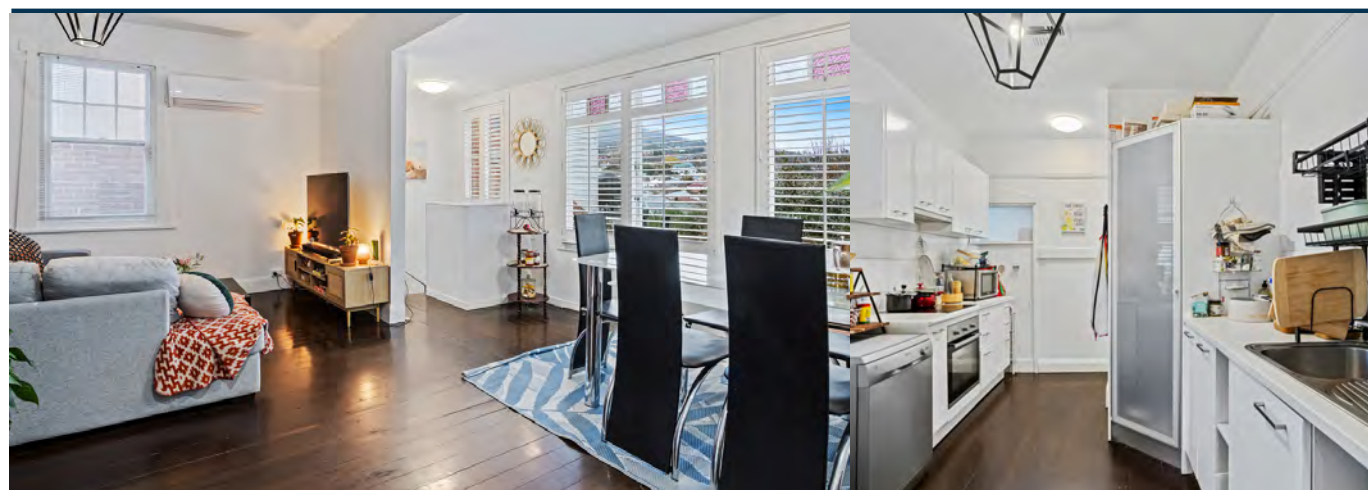
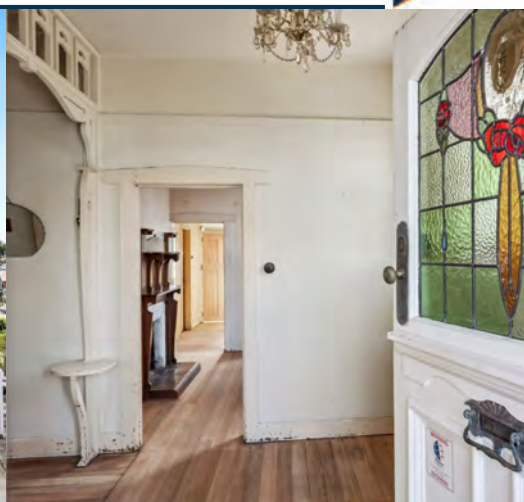
Built circa 1925 the home offers incredible ambience and soul with original lead lighting in impeccable condition throughout and original timber floorboards that have been well kept and meticulously hand sanded to present a stunning and beautiful floor for you to make your own.

Outside enjoy level entry, driveway and garden at the front, with the rear yard containing same level concrete parking area, fully fenced yard.

Expression
of Interest



[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



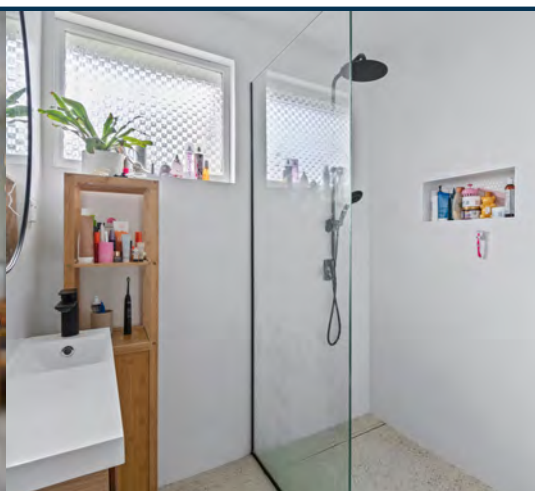
10 Roope Street, New Town

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](#)



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](#)



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.



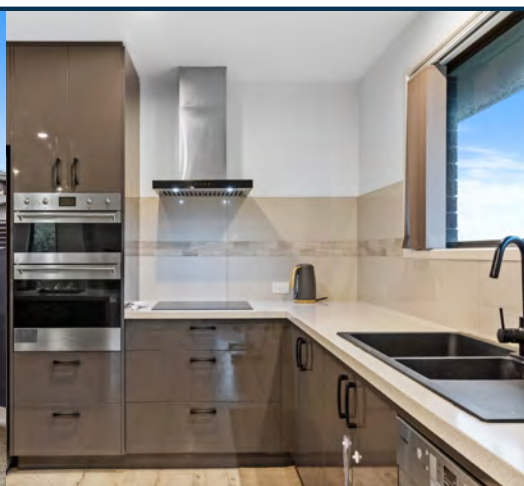
\$565,000

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[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

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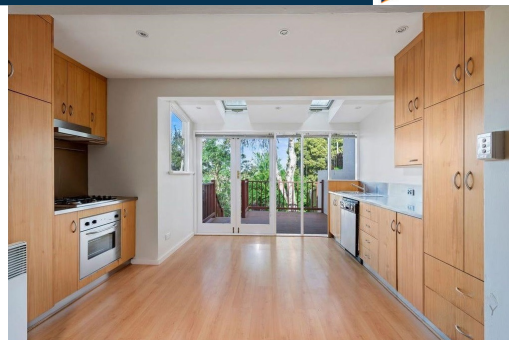
[See more details](#)

For Rent

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.

The garden is well landscaped with mature trees and a garden shed for additional storage.



\$595/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



\$520/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 Marievale Esplanade and Derwent Sailing Club.

We are happy to consider appropriate pets.



\$850/wk

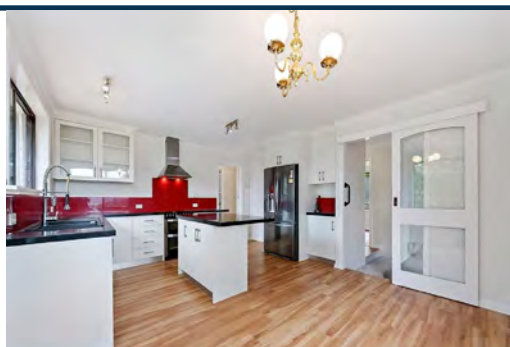


[See more details](#)

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
- Ducted heating system



\$730/wk



[See more details](#)

1/7 Dalkeith Court, Sandy Bay

- Bright and Spacious Bedrooms: Three bedrooms with built-in wardrobes ensure ample storage and natural light.
- Modern Bathroom: A thoughtfully designed bathroom combined with a laundry area for ultimate convenience.
- Sleek Kitchen: Contemporary kitchen fitted with modern appliances and plenty of storage space.



\$450/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 27 July 2024



New Home Sales Increase

Property buyers are targeting new properties with the latest figures showing a lift in new home sales in the June quarter.

According to the Housing Industry Association new home sales during the quarter are 20.4% higher than at the same time in 2023.

HIA economist, Maurice Tapang, says sales of new homes nationally increased by 15.7% in the June quarter of 2024 compared to the March quarter. He says this will result in a lift in construction later in the year. The increase in demand started in Western Australia in the second half of 2023 according to Tapang. It was followed by an increase in new home sales in Queensland and South Australia in the first half of 2024.

"These three markets have seen demand for new homes increase due to strong employment opportunities and relatively affordable land, driving local population growth," Tapang says.

"Market confidence is returning as the impact of rate increases dissipates and the shortage of housing stock makes new home building increasingly attractive."

Where Affordable Houses Are

There are still opportunities to buy affordable houses in Australia's capital cities despite recent price growth.

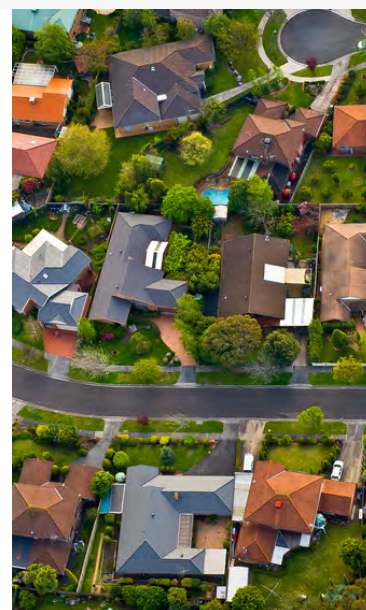
Analysis from CoreLogic shows that 28.2% of Melbourne's housing markets can still be considered affordable. It considers a suburb affordable if the median house price does not exceed \$900,000 in Sydney and Melbourne and \$600,000 in the other capital cities.

In Adelaide, 10.2% of housing markets meet that criteria, in Perth, 9.4% were affordable and in Brisbane 8.8% were. The proportion of Sydney homes in the affordable category is 5.5%.

Nationally, the portion of affordable house markets has fallen to 46%, down from 50.2% a year ago.

CoreLogic Research director Tim Lawless says the pool of affordable suburbs will continue to shrink as prices continue to rise in the coming months.

"I think we'll see a further erosion of affordability, and for those people looking to get into the marketplace, that probably means it's going to become harder," he says.



Quote Of The Week

"Market confidence is returning as the impact of rate increases dissipates and the shortage of housing stock makes new home building increasingly attractive."

HIA economist, Maurice Tapang

For Sale

36 Sharps Road, Lenah Valley

There are two main entrances to the property, the first being the internal access garage which leads to the downstairs 4th bedroom/rumpus and 2nd family room. The upstairs and downstairs are internally connected by a spiral staircase. This is a fantastic space to either make a teenagers retreat or setup for guests and family who are visiting.

The deck above adjoins the lounge room and is a second entrance to the home. Upstairs there are three bedrooms, a separate toilet and laundry as well as a dining area.



\$625,000



[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](#)

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.



\$599,000



[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: 723m²

[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](#)



1/122 Summerleas Road, Kingston

This generous sized home not only has three bathrooms, but additionally provides a wonderful amount of living space to enjoy both indoors and outdoors.

The property comes fully fenced and gated, has a delightful scenic outlook and is convenient to local public transport, parks and playgrounds.

\$390/wk



[See more details](#)



152B Melville Street, West Hobart

This recently updated, large downstairs unit in federation style house has a flexible floor plan and is within walking distance to the city, Salamanca and North Hobart.

The front room is spacious and sunny with a large bay window and can be utilised as a bedroom or living room.

Down the hallway you will find the main bedroom with wardrobes.

\$475/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.

\$425/wk



[See more details](#)



For Lease

9 Elizabeth Street, Hobart

This refurbished office provides a character office tenancy, with an area of approximately 121sqm.

The tenancy has its own kitchen facilities, is air conditioned and has plenty of natural light.

The premises is accessed via lift from Elizabeth Street or stair entrance from Macquarie Street.

\$48,000 PA Gross
+GST



121

ZONE Office

[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

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](#)
