

HOBART TASMANIA

# Property Magazine

13 September 2024

FREE

PROPERTY  
OF THE WEEK

10 Roope Street  
New Town PAGE 2



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years

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89 Brisbane Street, Hobart



# Property of the Week



## 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. Bathroom contains shower over bath, vanity and mirror with a toilet separate for convenience.

Outside enjoy a pleasant and low maintenance yard space with garden and vegetable beds, concrete patio for entertaining and views of Kunanyi (Mount Wellington). A second toilet can be found separate as well as laundry room, storage area, garden shed and single car garage and workshop space. A sun room offers quiet escape at the front to enjoy the pleasant streetscape and be lost to time whilst enjoying a hot cuppa or a great book.



[See more details](#)

**\$675,000**



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

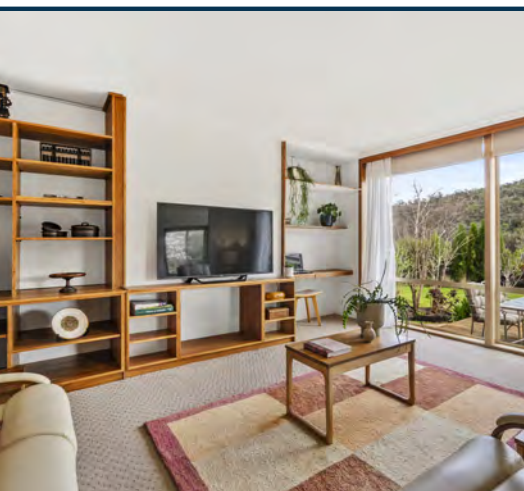
Currently set with great flexibility as a 2-3 bedroom, 1 bathroom home with 1 bedroom studio dwelling complete with kitchen and bathroom the property offers a home with a point of difference. Whether that be to keep as is with ability to live in the main section whilst continuing to lease the studio,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



**\$1,850,000**



[See more details](#)



## 17 Musgrove Road, Geilston Bay

Upon entry find the three bedrooms, the larger of which contains a walk in robe and ensuite bathroom including shower, toilet and vanity whilst the 2 remaining bedrooms both contain built in robes. Spacious and open plan living and dining greet you from the kitchen that flow out on to the sun deck. With an abundance of storage and benchspace to make you the envy of even the busiest of cooks.



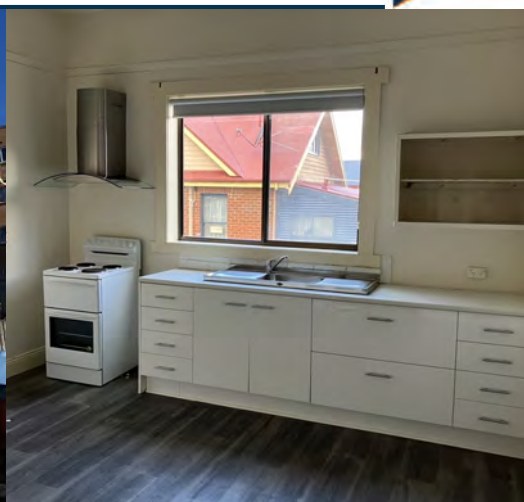
**\$930,000**



[See more details](#)



# For Sale



## 44 North Terrace, Burnie

Ample room for multiple off-street parking at the front leads you to front door and sun room. Inside enjoy spacious and impressive hallway with loungeroom or bedroom dependant on preference to the left and right, followed down the hall by another 2 bedrooms on the right hand side and open kitchen and dining area upon the left. Exiting the hallway finds you in spacious rear landing with bathroom to the left, laundry and toilet to the right.

**\$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: 723m<sup>2</sup>**



[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.



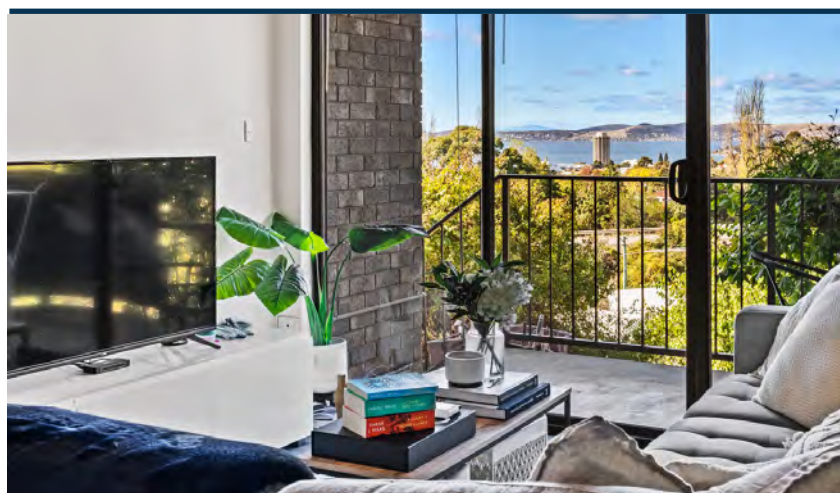
**\$535,000**

 3

 1

 2

[See more details](#)



## 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. There is a single covered OSP for the unit located at the front.



**\$474,000**

 2

 1

 1

[See more details](#)

# For Rent

## 3/207 Churchill Avenue, Sandy Bay

The unit comprises of a spacious, open plan, living/dining area with a heat pump leading through to the functional kitchen that includes great bench space and plenty of storage with laundry facilities also incorporated. There are two bedrooms with the main including a built in wardrobe and flexibility to use the second bedroom as a home office or study. There is allocated off street undercover parking for one vehicle.

(Please note: The property is unfurnished but does include the fridge & washing machine only – no dishwasher)



**\$440/wk**



[See more details](#)

## 15 Nelumie Street, Lindisfarne

This conveniently positioned home is located within an easy strolling distance of Lindisfarne Shopping Village and handy to a number of local schools, parks and recreational facilities.

The home has been enhanced with a modern and quality upgrade, whilst maintaining its original charm and beauty, to offer a luxuriant and contemporary living experience.



**\$690/wk**



[See more details](#)

## 3 Belgrave Street, Claremont

The spacious living room offers warmth and comfort with both a wood heater and a reverse cycle heat pump, complemented by polished floorboards.

The neat, modern kitchen and bathroom add a contemporary touch, with separate toilet and laundry for added convenience.

Each of the three generously sized bedrooms boasts ample sunlight, especially the two front rooms.



**\$450/wk**



[See more details](#)

## 2/2A Nutgrove Avenue, Sandy Bay

Welcome to your dream one bedroom unit nestled in the heart of history! This stunning abode offers a unique blend of classic elegance and modern convenience, ensuring an unforgettable living experience. Situated in an amazing location, you'll have easy access to renowned landmarks, vibrant cultural hubs, and all the amenities you desire.

On street parking only and not suitable for pets.



**\$475/wk**



[See more details](#)



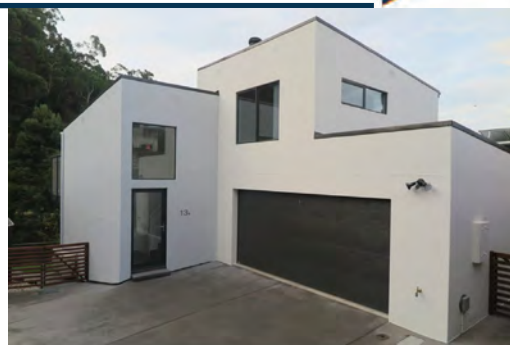
# For Rent

## 13a Macfarlane Street, South Hobart

The home is highly functional with nice points of separation between living areas and bedrooms.

With three sizable bedrooms, comfortable living spaces, fully fenced and gated yard along with a generous double garage and quality fittings this offering will be popular for the contemporary tenant.

We are happy to consider appropriate pets.



**\$750/wk**



[See more details](#)

## 27 Ninabah Street, Howrah

Are you searching for the perfect home to nurture your growing family? Look no further! This spacious and beautifully refurbished 4-bedroom home in the serene suburb of Howrah offers everything your family needs for a comfortable and convenient lifestyle.

Lease Term: 12 Months

Pets: Considered upon application



**\$590/wk**



[See more details](#)

## 68 Reynolds Road, Midway Point

Superbly presented modern four bedroom home with a north facing aspect that offers delightful water views.

Master bedroom has a large ensuite with a fabulous walk in shower bay along with vanity and toilet. There is a generous size walk in wardrobe and the bedroom will comfortably fit full bedroom suites.

Unfortunately pets will not be considered for this property.



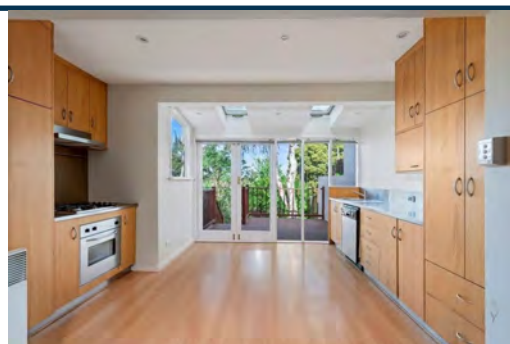
**\$610/wk**



[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](#)

# Edwards Windsor

a smartre agency

**No matter where  
you are in life.**

**We are the key to  
new possibilities.**



## The Week In Real Estate

Extract from issue released 31 August 2024

### Record Gains for Sellers Nationwide

According to Domain's Profit and Loss report, House sellers across Australia made record profits in the past financial year, with the average gross profit reaching \$326,000. A remarkable 96% of house sales were profitable, the highest level in 16 years, while 90.7% of units also sold for a profit, the highest in 13 years.

Nicola Powell, Domain's chief of research and economics, expects even bigger profits next year as home values continue to rise. "We could see further increases in profitable sales in most capital cities as prices rise, although at a slower pace," she said.

Sydney dominated the market, with every seller in 32 of 43 suburbs pocketing over \$1 million in gross profits. In suburbs like Davidson and Mona Vale, sellers made between \$1.2 million and \$1.3 million.

Outside Sydney, sellers in Melbourne's Malvern, Adelaide's Westbourne Park, and Perth's Rossmoyne also saw over \$1 million in gains. "These results show that homeowners are walking away with large profits, cementing property as a reliable means of building financial wealth," Powell added.

### Renovations Boost Home Values

Home values in some of Australia's most exclusive suburbs are set to rise further as billions of dollars worth of renovations are planned. In June alone, renovation approvals hit a record \$1.17 billion, with \$12.8 billion approved over the past financial year.

Wealthy homeowners, particularly in Sydney and Melbourne, are driving this building boom. "More expensive suburbs reflect desirability, large land sizes, and prime locations, which all make large investments in homes worthwhile," said PropTrack senior economist Paul Ryan. High stamp duty costs also encourage homeowners to renovate rather than move.

Top renovation hotspots include Point Nepean in Victoria, where \$97.5 million worth of renovations were approved, and Sydney's Manly and Fairlight, which saw \$88.5 million in renovations. Real estate agents note that many homeowners are investing heavily in making their current homes their "forever" residences.

The renovation boom is expected to continue, supported by easing construction costs and recent strong home price growth, which is giving homeowners the equity needed to fund these projects.



### Luxury Market Defies Global Trends

Australia's luxury property market has outperformed international peers, with prices holding steady despite global slowdowns triggered by rising interest rates.

Knight Frank's Prime Global Cities Index shows all four Australian cities analyzed saw price increases in the luxury segment. Perth led with a 3.7% rise over the past year to June, followed by Sydney at 3.1%, Brisbane at 2.4%, and Melbourne at 0.6%.

Globally, price growth for the top 5% of property markets slowed from 4.1% in Q1 2024 to 2.6% in Q2, with a quarter of the 44 cities tracked experiencing negative growth.

"Prices in Australian markets are still benefitting from the recommencement of migration after COVID," said Knight Frank's Liam Bailey.

Sydney's luxury market remains robust, driven by strong international interest, particularly from Europe, Asia, and returning expats. Meanwhile, Melbourne's market is slightly more price-sensitive, with demand still high but dependent on properties meeting buyer expectations. Perth continues to see strong growth, fueled by interstate migration.



# For Rent

## 13 Ingram Street, South Hobart

Situated in the highly desirable suburb of South Hobart, this charming home is set up to move in and enjoy in comfort.

Set up with two double bedrooms and a single bedroom all carpeted, tastefully furnished and come with built in wardrobes.

The open plan kitchen and dining room take advantage of the views and are well equipped with quality appliances featuring gas cook top plates and electric oven, complemented with a Bosch dishwasher and complete with all accessories and crockery.



**\$625/wk**



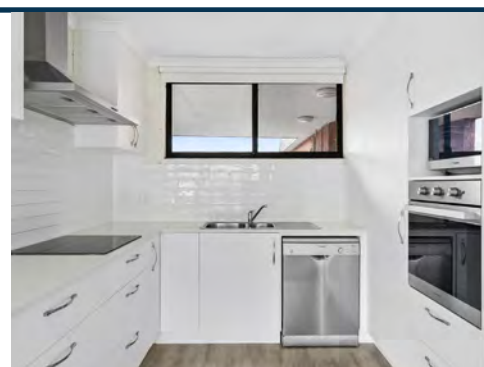
[See more details](#)

## 10/13 Commercial Road, North Hobart

This unit offers convenience and style, located just a short walk from the North Hobart Restaurant Strip, theatres, entertainment venues, transport, and the CBD.

One parking space is available, along with a nearby storage locker for extra convenience.

Unfortunately, pets are not permitted at this property.



**\$395/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](#)

## 16 Pine Avenue, Kingston

In a cul-de-sac off the main stretch of Pine Avenue and backing onto a reserve, is this neat and tidy 3 bedroom home. With the advantage of a separate living and dining room and large fully fenced backyard, it makes for an ideal family home. There is also the added bonus of a heat pump in the main living area. The bathroom features a shower over bath and the kitchen has plenty of cupboard space. There is additional storage under the house and pets are negotiable.



**\$460/wk**



[See more details](#)

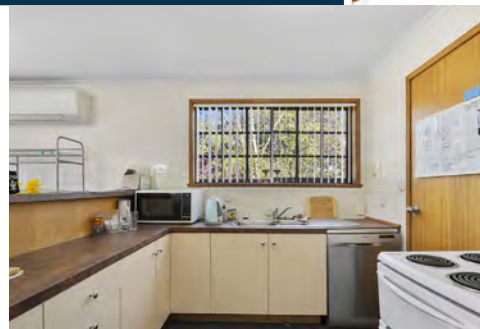


# For Sale

## 1/9a Coolabah Road, Sandy Bay

The unit has its own covered car port and plenty of outdoor space to enjoy those summer evenings with friends

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](#)

## 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](#)

## 161 Charles Street, Launceston

Attractive Heritage Retail Property in a fantastic location on busy Charles Street located amongst other local and national retailers. Offering excellent frontage, 8 meters wide with floor to ceiling plate glass windows for excellent display and visibility – here is a rare opportunity in the retail heart of Launceston's CBD.

161 Charles Street offers the opportunity for an investor, developer or owner occupier to secure a signature Launceston retail property with plenty of upside.



**\$1,100,000**

**ZONE Retail**

# COMMERCIAL

[See more details](#)



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At Edwards Windsor, we understand the local market and know what it takes to sell your home this spring.

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discuss your property plans**



# For Lease

## 37 Tasma Street, North Hobart

Fantastic and versatile industrial style offices that have been superbly converted to create open and inviting office space.

The offices comprise an excellent mix of open plan offices, nine individual offices, reception, meeting rooms, lunch and bathroom facilities plus onsite car parking.



**Lease by Negotiation**

**ZONE** Offices

[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](#)

## 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.



**Contact Agent**

**ZONE** Retail

[See more details](#)

## 163 Macquarie Street, Hobart

Located in the heart of Hobart's CBD, this affordable premises comprises of 3 large office spaces located on the first floor with access from Macquarie Street. The premises is conveniently situated within walking distance from both the City Centre and Salamanca, with close proximity to popular retail and café spaces.



**\$13,000 +GST**

**ZONE** Offices

[See more details](#)