

HOBART TASMANIA

# Property Magazine

6 September 2024

FREE

PROPERTY  
OF THE WEEK

**17 Musgrove Road**  
**Geilston Bay** PAGE 2



**Edwards Windsor**  
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# Property of the Week



## 17 Musgrove Road Geilston Bay

A warm and welcoming home tucked neatly at cul-de-sac end invites you to enjoy the comforts and serenity of Geilston Bay and waterside living. Embrace a single story and level home with multiple off street parking and established, vibrant but low maintenance yard and gardens.

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. Absorb the abundance of natural light throughout the home and soak in the sun as it mellows the living areas all day long.

Main bathroom, second toilet and laundry are located to the rear of the home with the bathroom containing, bath, separate shower and large vanity ensuring that the home is ready and waiting for families of all sizes to be able to live in from the moment of purchase.



[See more details](#)

**\$930,000**

 **3**

 **2**

 **3**

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](#)



## 8 Cranswick Court, Lenah Valley

Enjoy an open plan kitchen and dining space that flows on to the rear deck and into the pleasant backyard. Great sized lounge room and 3 bedrooms, all with built in robes, offers comfort and space for private and family areas. A spacious bathroom containing shower, separate bath and vanity, with a separate toilet and laundry room offering ample storage and convenience.



**Offers Over  
\$650,000**



[See more details](#)



# For Sale



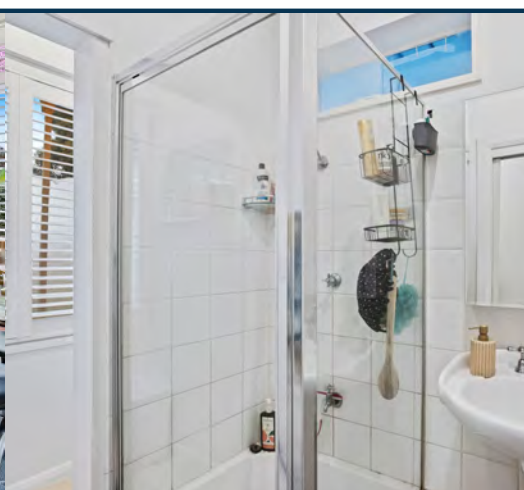
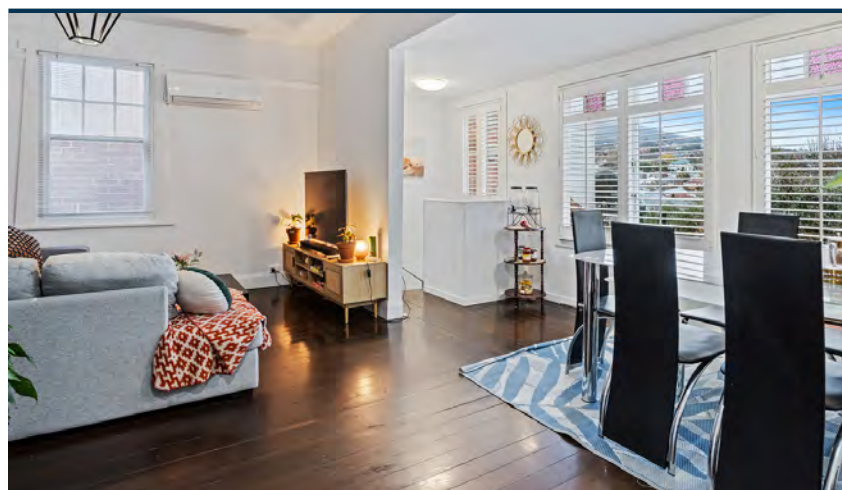
## 10 Roope Street, New Town

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. 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



## 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.



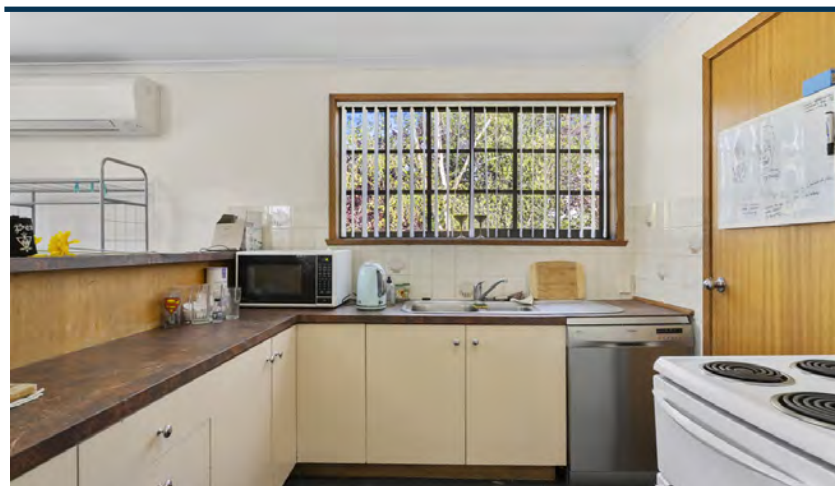
**\$535,000**

 3

 1

 2

[See more details](#)



## 1/9a 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**

 3

 1

 2

[See more details](#)

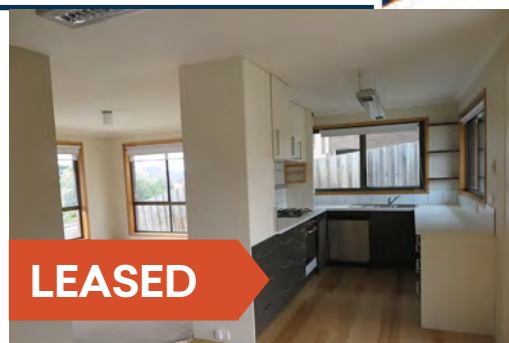
# For Rent

## 8 Cuthbertson Place, Lenah Valley

The living area is at the front of the house, north facing, so gets a large amount of sun. There is a large built in entertainment unit, and a heat pump to keep you toasty warm in winter and cool in summer.

The kitchen is modern and well equipped, with plenty of bench space. It opens out onto the dining area, which has large glass sliding doors to let in plenty of light.

Unfortunately pets won't be considered at this property.



**\$520/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.



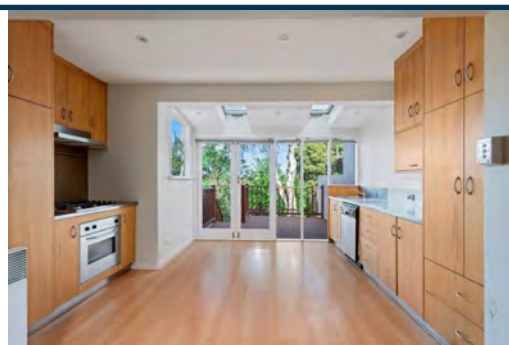
**\$610/wk**



[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](#)

## 15 Lillie Street, Glebe

This charming two bedroom conjoined Victorian townhouse has been delightfully renovated with modern touches whilst retaining its historical splendour.

Situated in the heart of Glebe for those that enjoy a stroll to work in the city, it has off street parking and a gorgeous landscaped garden courtyard to enjoy, along with a handy storage shed.



**\$600/wk**



[See more details](#)



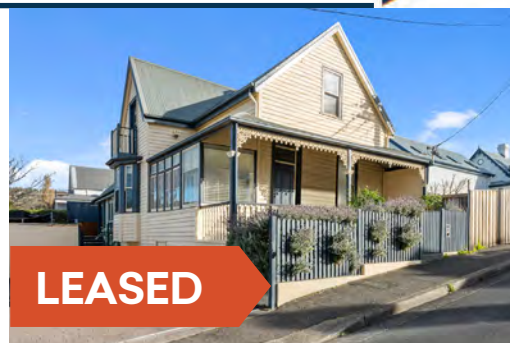
# For Rent

## 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](#)

## 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](#)

## 3/14 Poets Road, West Hobart

Private and secluded this superbly renovated two bedroom villa is the complete package.

It offers an amazing cityscape view whilst inside it really ticks all the tenant wish list boxes along with a few hidden surprise inclusions. One being the inclusion of a sound proof studio adjacent to garage.

Some appropriate pets may be considered.



**\$600/wk**



[See more details](#)

## 2/26 Davey Place, South Hobart

This modern and stylish 2 bedroom unit located in Hobarts ever popular suburb of South Hobart is nestled amongst the trees and provides convenient living at it's best.

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](#)

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## The Week In Real Estate

Extract from issue released 10 August 2024



### Property Safe Haven

Australia's share market collapse this week has reinforced the nation's property market as being a safe haven when shares take a dive.

More than \$160 billion was wiped off the value of the Australian share market in just two days following fears about the US economy and a potential recession. Stocks closed down 3.7% on Monday which is the biggest fall since the pandemic era. At the same time, new figures from CoreLogic show just how stable the Australian property market is. CoreLogic figures show that national home values rose 0.5% in July, the 18th consecutive monthly increase in home values nationally. During the quarter values are up by 1.7%. CoreLogic says values have consistently pushed to new record highs since November last year. Despite the national rise, three capital cities did record a decline in median value in the past quarter, although nowhere near as significant a decline as the share market.

Melbourne's values are down 0.9%, Hobart 0.8% and Darwin 0.3%. Perth values increased by 2% during the quarter, while Adelaide is up 1.8%, Brisbane, 1.1% and Sydney 0.3%.

Westpac Private Bank's inaugural Prestige Property report says prestige property is now considered a critical asset class.

### Housing Finance Rising

Housing finance is sitting above decade averages in almost every area of Australia.

CommSec's State of the States report says it is up by 37.8% in Western Australia, 32.3% in Queensland, 19.7% in South Australia, 14.6% in Victoria, 13.9% in NSW, 8.6% in Tasmania and 2.7% in the ACT. It is down by 7.1% in the Northern Territory.

PEXA's latest Mortgage Insights Report says a total of 509,955 new property-related loans were issued in FY2024, a 6% per cent increase on the previous year while refinancing was down by 11.9%.

ABS monthly lending figures show investors are continuing to charge into the market. June lending indicators data show the total value of new investor loans was 30.2% year on year.

Housing Industry Association (HIA) economist Maurice Tapang says the market as a whole is active.

"Various segments of the housing market are increasingly active, with lending to first home buyers, owner-occupiers, and investors increasing in the first half of 2024. The number of loans issued for the purchase and construction of a new home has been steadily increasing since the start of 2024, from a very low base," he says.



### Quote Of The Week

*"Various segments of the housing market are increasingly active, with lending to first home buyers, owner-occupiers, and investors increasing in the first half of 2024."*

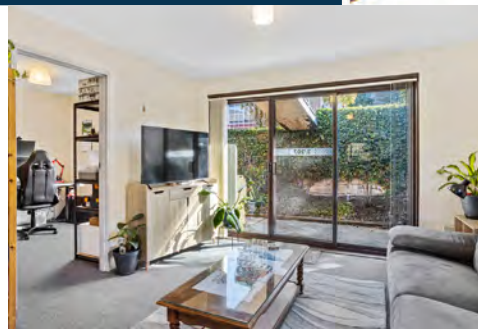
HIA economist, Maurice Tapang



# 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](#)

## 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: 723m<sup>2</sup>**
[See more details](#)



# For Rent

## 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.



**\$480/wk**



[See more details](#)

## 3/8 Lochner Street West Hobart

The moment you step through the door to this immaculate unit, you will notice the high quality finish throughout. No detail has been overlooked to ensure you are presented with a superior property.

Reverse cycle air conditioner & double glazed windows for year round comfort

Unfortunately, pets will not be considered at this property.



**\$465/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 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](#)

