

HOBART TASMANIA

Property Magazine

02 January 2026

FREE

PROPERTY
OF THE WEEK

36 Kainlani Way
SANDFORD PAGE 2



Edwards Windsor

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

Property of the Week



36 Kainlani Way Sandford

A wonderful property that will appeal to anyone who enjoys their creature comforts in addition to an outdoors lifestyle.

This spacious three bedroom home has a practical open plan living space, with natural separation between loungeroom and casual dining room whilst providing access to the substantial outdoor undercover entertainment deck. It also offers a welcoming covered front entry porch, modern kitchen with twin sinks, pantry, gas hot plates along with plenty of cupboards and bench space, bathroom with spa bath and shower, separate toilet, loungeroom with delightful bush aspect, dedicated laundry room and other attractive features.

There is also plenty of parking options for whatever your needs may require including cars, boat or caravan.



\$650/week



[See more details](#)

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



344 Channel Highway, Taroona

Nestled in the hillside this large family home is set upon a generous approximately 8,840 square metre allotment. Featuring indoor and outdoor living spaces, stunning views, generous bedrooms and ample storage, large windows and a large barn style workshop, this is an extraordinary chance to secure a piece of Taroona's charm and enjoy a serene lifestyle while being close to everything you could need.



Smartre Sale
\$1,790,00



[See more details](#)



19 D'Arcy Street, South Hobart

This magnificent 5-bedroom, 3-bathroom home presents an exceptional opportunity to own a piece of history and is the perfect property for those seeking classic character combined with opportunity for adaption to modern fittings. This home is set on an expansive lot and offers a multitude of features including historic charm, spacious living, garden with veggie patch, out door entertaining area and enviable location.



Smartre Sale
\$1,350,000



[See more details](#)

For Rent

2/38 Kingfisher Street, Kingston

Located in a neat, tidy and quiet complex, this modern and spacious two bedroom villa offers comfortable, low maintenance living with quality finishes throughout. Well presented and thoughtfully laid out with features such as open-plan living, well-appointed kitchen with breakfast bar, laundry with generous storage, modern bathroom, fully fenced yard and carport, this property provides an ideal home for those seeking convenience and ease of living.

\$520/wk



[See more details](#)

152 Lewisham Scenic Drive, Lewisham

This delightful two bedroom home features an open-plan living area with plenty of natural light and heatpump, adjoining the well equipped kitchen with plenty of cupboard space. Step outside to the front verandah, where you can relax and take in lovely views of the surrounding area, making it the perfect spot for your morning coffee or evening wind-down. Located in a peaceful position, this home is ideal for anyone seeking a cozy retreat with convenience.

\$495/wk



[See more details](#)

104 Tolpuddle Drive, Richmond

This substantial and scenic home offers comfort, versatility and stunning views located a short 5 minute drive to the historic village of Richmond. Fully fenced and gated the home also features master bedroom with walk in wardrobe, ensuite and deck access, modern kitchen, open plan living and dining rooms, incredible views, workshop and double lock-up garage with ample additional parking.

\$850/wk



[See more details](#)

1/194 Macquarie Street, Hobart

This newly renovated 2-bedroom unit offers a perfect blend of modern design and comfort. With fresh paint and brand-new carpets, this space exudes a contemporary and stylised look that will make you feel right at home. Fully furnished with two spacious bedrooms with comfortable bedding, open-concept living and dining area and a well-equipped kitchen with modern appliances, say hello to your new stylish sanctuary in the heart of Hobart!

\$565/wk



[See more details](#)

For Rent

34 Earl Street, Sandy Bay

Discover comfortable living in one of Sandy Bay's most sought-after pockets. An unbeatable location just moments from UTAS, sought after schools, Hill Street Grocer and the Sandy Bay Shopping Precinct with shops, cafés, services, and daily essentials right at your doorstep. This home offers a practical layout and a flexible floor plan for whether you are studying, working or raising a family.



\$700/wk

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[See more details](#)

4/206 Harrington Street, Hobart

Located moments away from Hobart's bustling CBD and all it has to offer, this spacious 4-bedroom apartment offers bright, open-plan living and dining, kitchen with ample storage, two bathrooms - one with a bath, separate laundry, private balcony, secure entry, two off-street parking spaces and is a rare find on the highly sought-after Harrington Street.



\$775/wk

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[See more details](#)

2/115 Arthur Street, West Hobart

Nicely nestled away in an elevated position, yet still in a prime and convenient location, this charming two-bedroom unit offers exceptional privacy and comfort along with a large open-plan living and dining area, heat pump, large kitchen with dishwasher, second toilet on living area level, two double bedrooms, stunning views, separate spacious laundry, large storage area and an under cover carport.



\$470/wk

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[See more details](#)

10/386 Huon Road, South Hobart

This sunny two bedroom unit is conveniently located, only a short commute to Hobart and offers a main bedroom with built in robes, open-plan kitchen/dining/living with a sliding door to the private balcony, shower over bath, off street parking and sweeping view of the River Derwent and Hobart.



\$450/wk

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[See more details](#)

Seasons Greetings from the Edwards Windsor Team!

Edwards Windsor Holiday Hours:

Wednesday 24th Dec – closing 3 pm

Thursday 25th Dec – closed

Friday 26th Dec – closed

Saturday 27th Dec – 9.00 am – 5.00 pm

Sunday 28th Dec – closed

Wednesday 31st Dec – closing 3 pm

Thursday 1st Jan – closed

Friday 2nd Jan onwards – 8.00 am – 5.00 pm

Wishing you a safe and happy festive season.

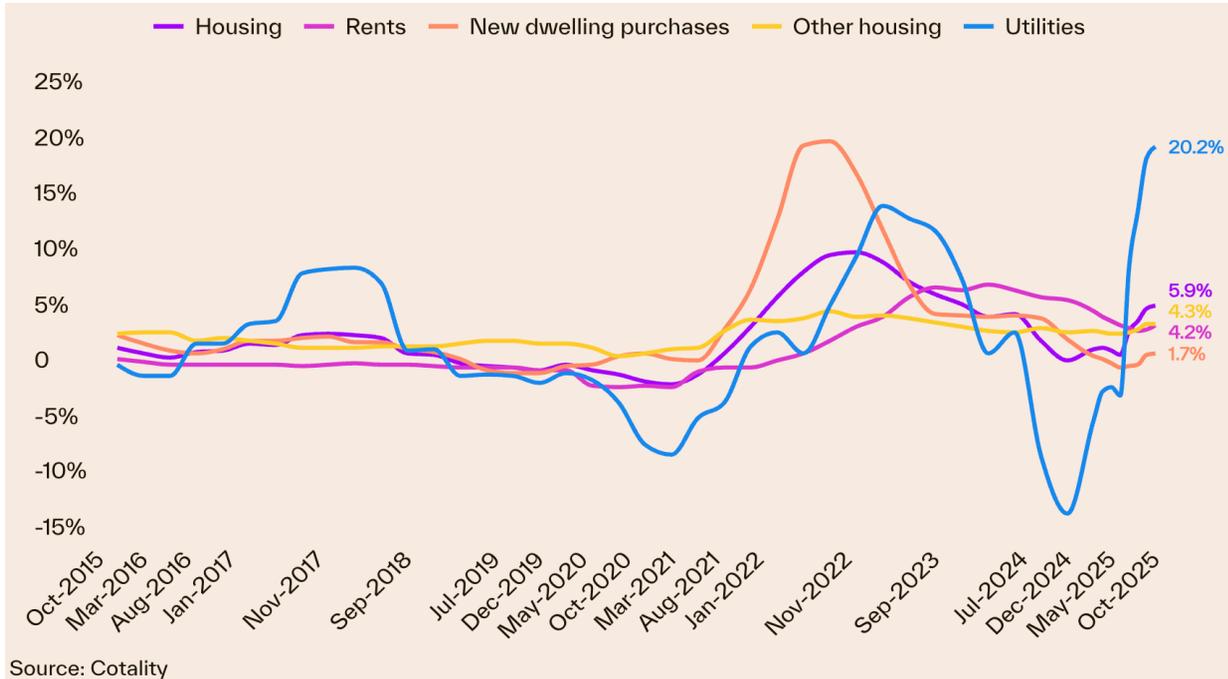
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Article

Rates on hold for the foreseeable future as RBA works to tame inflation - again.

Article by Tim Lawless published via Cotality, December 2025



Source: Cotality

The decision to keep rates on hold was widely expected, but what does it mean for housing trends? The Reserve Bank of Australia held the cash rate at 3.60% at its final meeting of 2025. The decision came after core inflation trended above the target range, reaching 3.3% over the 12 months to October.

Recent data flows have also pointed to robust economic conditions that warrant the steady cash rate decision. Labour market conditions remain tight with an unemployment rate of 4.3% in October, and some signs that private sector investment and household spending are becoming more supportive of economic growth emerged in the national accounts data.

Housing market conditions remain a critical consideration for the RBA's policy stance, even if housing values themselves are not in the RBA's remit. The pace of credit growth, the level of household debt and the wealth effects of housing can all shape economic outcomes. Despite elevated interest rates (at 3.6%, the cash rate remains more than a percentage point above the pre-COVID decade average of 2.55%), housing values have shown a strong response to the 75 basis points of cuts delivered this year. Higher home values have been supported by a boost to borrowing capacity and sentiment, but also by persistently low supply levels against above-average levels of demand.

Cotality's national Home Value Index is up 7.2% since February, a clear sign that buyer demand is continuing to outweigh supply even as affordability constraints deepen. However, the national rate of growth did ease a little in November, from 1.1% in October to 1.0%, and there is a chance the pace of growth in home values will taper further into 2026 as affordability and serviceability pressures bite.

Other factors are likely to keep some upward pressure on home prices, especially low supply levels as well as incentives for first home buyers, which are channeling more demand towards the already competitive lower price points of the market.

Market pricing suggests no further easing in the cash rate, and many banking sector economists forecast rate settings will be on hold for an extended period of time. All eyes will be on the trend in the freshly minted monthly inflation data; any signs of a further pick-up in inflation would likely be met with a more hawkish stance from the RBA.

An extended period of stable interest rates against a backdrop of rising home values is likely to temper home purchasing demand. Households on the median income have already seen their lift to borrowing capacity eroded by higher home values. Any hawkish shift in the RBA's tone toward the outlook for interest rates would weigh on confidence and dampen transaction activity.

With rates on hold for the foreseeable future, lower quartile home values are likely to remain the stronger segment of the market, as mainstream demand is deflected towards the lower price points amid affordability and serviceability constraints. Competition among first home buyers and investors is already seeing values rise faster across the lower price points of the market. Conversely, growth in house values across the upper quartile markets of Sydney and Melbourne has already shown signs of flattening as demand funnels towards more affordable housing options.

Tim Lawless (2025). Rates on hold for the foreseeable future as RBA works to tame inflation - again. [online] Cotality. Available at: https://www.cotality.com/au/insights/articles/rates-on-hold-for-the-foreseeable-future-as-rba-works-to-tame-inflation--again?cid=7010a00000pitoTIAQ&utm_term=Content&utm_campaign=195570127-AU%20Property%20Pulse%2015%2F12%2F2025&utm_medium=Newsletter&_hsenc=p2ANqtz-9DVoS27qQE-ORlxqy0m4SGmGm9DfXN93o dva8sa8FV9x0fq7XIQ9V32lc8TWCQdSRVrb7OUxT0QihX5vkEKsKn-QeJQ&_hsmi=18378460&utm_content=Property%20Pulse&utm_source=email.

For Sale

99 Lindhill Avenue Geilston Bay

This beautifully presented home balances lifestyle, comfort and connection to nature. Set on a generous block and surrounded by lush, established gardens this home with breathtaking nature views, spacious light-filled living areas and a modern kitchen is a tranquil retreat just minutes from the heart of Hobart.



Smartre Sale
\$850,000+



[See more details](#)

76 Bayfield Street, Bellerive

This home captures all day sunshine and frames a stunning, uninterrupted outlook to Kunanyi/Mt Wellington. Upstairs features three bedrooms, a kitchen, family bathroom and sun filled living room. Downstairs reveals a spacious second living area, an additional bedroom and its own bathroom perfect for guests, a private retreat or the chance for a self contained space (subject to relevant approvals).



Smartre Sale
\$950,000



[See more details](#)

24 Coolabah Road, Sandy Bay

Conveniently positioned in the ever desirable Sandy Bay, this 3-bedroom, 1-bathroom home offers space and lifestyle appeal on a comfortable allotment. With beautiful water views, generous living zones, excellent under-house storage and garage this property is ideal for families, investors or those seeking an opportunity in a premium Hobart suburb.



Smartre Sale
\$875,000



[See more details](#)

27 View Street, Sandy Bay

This property offers a rare opportunity to secure a large, character home with endless possibilities in a sought-after suburb. Currently configured as two separate flats - a 3 bedroom 1 bathroom flat at the front, with a 2 bedroom 1 bathroom flat at the rear - there is flexibility for dual tenancy to earn income from one. The home could also easily be reverted back into a grand single residence (subject to relevant approvals).



Smartre Sale
\$1,090,000



[See more details](#)

For Lease



Ground Floor/25 Argyle Street, Hobart

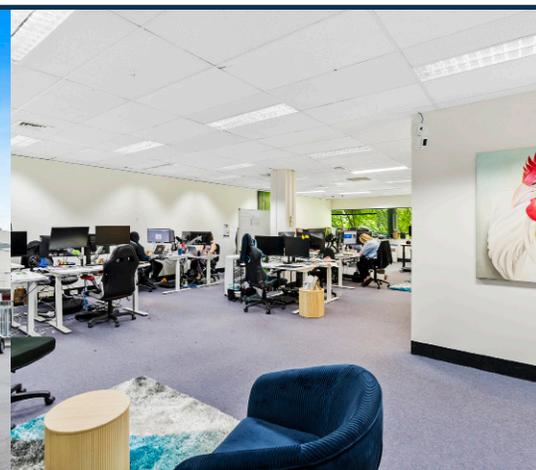
This premium consulting/professional office space is located within Hobart’s CBD near all major CBD amenities and offers a rare opportunity to occupy as is or refit to suit your business needs. It’s current configuration includes a reception area, back of house office areas, kitchenette, 10 consulting rooms and multiple toilet facilities.

By Negotiation

ZONE Medical/Consulting, Office



[See more details](#)



Level 1/ 370 Main Road, Glenorchy

Fantastic first floor premises prominently located in the heart of Glenorchy’s commercial precinct comprising inviting office accommodation with a number of individual office rooms, meeting, boardrooms, staff rooms with kitchen and toilet amenities.

Contact Agent

ZONE Office



[See more details](#)

For Lease



2/1 Coffee Court, Huntingfield

This brand new warehouse unit located in Huntingfield's industrial hub offers a fantastic new warehouse for businesses needing profile/exposure and a secure, functional space with easy access to transport links. The Warehouse Unit also provides onsite car park and high clearance electric roller door.



\$28,000 +outgoings +GST

m² 156

ZONE Industrial/Warehouse

[See more details](#)



Lower Level/29 Elizabeth Street, Hobart

Located in the heart of Hobart's CBD, this space offers an exceptional opportunity for hospitality operators to walk into a fully fitted and furnished space with dining room for up to 50 patrons and commercial grade kitchen with minimal setup required positioned moments from major pedestrian traffic and public transport.

By Negotiation



ZONE Retail

[See more details](#)

For Lease



Shop 4/40 Elizabeth Street, Hobart

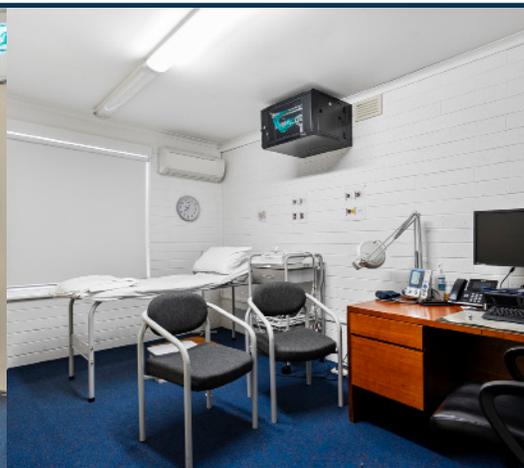
Seize the opportunity to establish your business in one of Hobart’s busiest pedestrian shopping zones. Situated in the heart of the Elizabeth Street Mall, this well-positioned space offers outstanding visibility, high foot traffic, and a vibrant retail or hospitality atmosphere.



\$112,250 +outgoings
+GST

ZONE Retail

[See more details](#)



Rear/4 Warneford Street, Hobart

Fantastic first level premises, located at the rear of the property which comprises a well maintained, very inviting and bright space with three individual offices, open plan office/reception, waiting area, storeroom, kitchenette and toilet amenities with an outdoor terrace area.

\$24,000 +GST

ZONE Medical/Consulting, Office



[See more details](#)

For Lease



Level 2 Suite 1/67 Letitia Street, North Hobart

This is a fantastic opportunity to lease a second floor office or professional space within North Hobart on Hobart's CBD fringe in the Biggins building. With a fully open plan walk up space with excellent natural light and panoramic mountain views, this office provides a contemporary open plan workspace with fantastic outlook, kitchenette and toilet amenities and onsite parking options.

\$18,500 +outgoings +GST

ZONE Office



[See more details](#)



Shop 2/40 Elizabeth Street, Hobart

This well-positioned space in the Elizabeth Street Mall offers prime street-level frontage in a sought-after retail strip, consistent year-round pedestrian traffic from locals and tourists, dedicated bathroom amenities and kitchen with cooking facilities.

\$114,500 p.a

ZONE Retail



[See more details](#)