

HOBART TASMANIA

Property Magazine

09 January 2026

FREE

PROPERTY
OF THE WEEK

5/4 Jersey Street
SANDY BAY PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



5/4 Jersey Street, Sandy Bay

Situated in a prime position within mere minutes' walk of the central Sandy Bay shopping precinct, this beautifully and well-maintained apartment at 5/4 Jersey Street offers a unique opportunity to enjoy an abundance of natural sunlight and sweeping views of the picturesque River Derwent. Whether you seek a first home, city based 'pad' or for investment, the property offers flexibility for all.

Featuring two spacious bedrooms, open plan living and dining, a modern kitchen, sleek modern bathroom and undercover off-street parking this apartment is also perfectly positioned to enjoy the warmth of the sun all year round and make the most of the breathtaking river views from your living space.

If this sounds like the perfect opportunity that you've been searching for, and you're ready to buy now, please contact Edwards Windsor today to arrange your private inspection.



Smartre Sale
\$625,000



2



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1

[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



16 Katana Court, Austins Ferry

A spacious 824 square metre lot awaits you on the sunny hillside of Katana Court, Austins Ferry. For first home buyers seeking opportunity to capitalise on the newly improved First Home Buy & Build Grant or for those whom are investment or development focused, take advantage of land that has previously had DA obtained for two townhouses. This site has pleasant water views and is nestled at the end of a private street, backing on to council-owned land.



Smartre Sale
\$350,000

824 square metres

[See more details](#)



25 Antill Street, South Hobart

Nestled on the fringe of the city, this charming 3-bedroom brick home offers the perfect blend of character, comfort, and convenience. Set in a prime location, the property presents a fantastic opportunity for both residential living and potential business use (subject to relevant approvals), thanks to its Urban Mixed Use zoning. Ideal for professional couples or small families that wish to be close to the hustle and bustle of the CBD or savvy investors seeking a property with points of difference and potential.



Smartre Sale
\$925,000

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[See more details](#)

For Rent

340 Macquarie Street, South Hobart

This charming property on Macquarie Street offers a comfortable and convenient living experience in one of Hobart's sought after locations. With easy access to local shops, cafes, and public transport, it's the ideal spot for those seeking both peace and proximity to the city. Featuring updated living areas with gas heaters, modern kitchen with quality appliances, two bathrooms, built-in robes in both bedrooms, private balcony and low maintenance outdoor space this townhouse has everything one could need!

\$650/wk

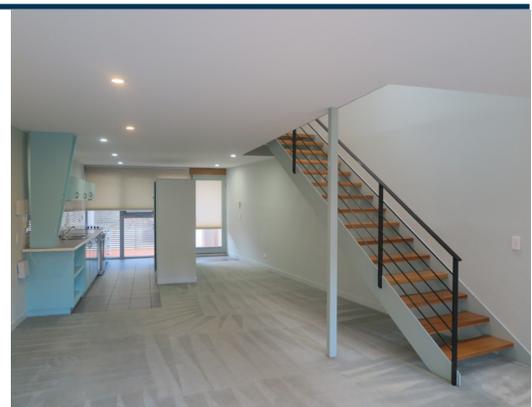


[See more details](#)

10 Mistral Place, Hobart

High quality and centrally located two-bedroom apartment with included whitegoods in an appealing and convenient location. The property comes with two secure undercover car spaces and has two courtyards and personal balconies for each bedroom as well as a modern kitchen, open plan dining room, living room with electric heating, bathroom with bath and dedicated laundry room.

\$650/wk



[See more details](#)

5/40 Macfarlane Street, South Hobart

This spacious and updated two storey unit is located in a quiet and secure complex in the historic area of South Hobart. With its prime location this property offers both convenience and comfort. Recently refreshed with new paint, carpets, and vinyl planks, it is the perfect home for a professional couple seeking a long-term rental. The unit boasts a peaceful atmosphere, combined with the benefits of a secure and well maintained living environment.

\$570/wk



[See more details](#)

1705 Channel Highway, Margate

This lovely 2-bedroom, 1-bathroom home offers a perfect blend of comfort and convenience, nestled in the peaceful area of Margate. With a generous-sized yard and a lock-up carport, this property is ideal for those seeking extra space and privacy. There is also reverse cycle air conditioner in the living area, modern bathroom with updated fixtures and a bright, functional kitchen with ample storage and space.

\$430/wk



[See more details](#)

For Rent

2/48 Mariah Crescent, Oakdowns

Located in a quiet complex and just a short drive to the Glebe Hill Shopping Centre, local schools and services, is this very well presented, spacious three bedroom townhouse. Upstairs you will find the open plan living area with heat pump, modern kitchen, master bedroom with built in wardrobe and ensuite including bath and guest powder room. Downstairs comprises two double bedrooms both with built in wardrobes, separate laundry with access to the rear yard and also the garage with internal access.

\$540/wk



[See more details](#)

3/206 Harrington Street, Hobart

Discover the perfect blend of heritage charm, space and inner-city convenience in this beautifully appointed ground-floor apartment. Positioned on the city fringe, this home offers easy walking access to the Hobart CBD and the vibrant North Hobart dining precinct, placing cafes, restaurants, bars and everyday amenities right at your doorstep. Bathed in natural light with a well appointed kitchen, separate dining room and a private garden this property presents a special opportunity.

\$625/wk



[See more details](#)

36 Kainlani Way, Sandford

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 modern kitchen, bathroom with spa bath and shower, separate toilet, loungeroom with delightful bush aspect, dedicated laundry room and plenty of parking options for whatever your needs may require including cars, boat or caravan.

\$650/wk



[See more details](#)

1/515a Huon Road, South Hobart

Set amongst the leafy surrounds of South Hobart this neat and tidy one bedroom unit is easy care and low maintenance. Featuring carpeted bedroom and living areas, large floor to ceiling built-in wardrobe in the bedroom, combined laundry and bathroom with bath, bright and sunny lounge area with wood heater and heat pump, delightful outlook and off street parking, this property is well worth a look.

\$400/wk



[See more details](#)

Want to sell your property in 2026? Don't know where to start?

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- insight into buyer demands and market trends
- tips to maximise your homes value
- a step-by-step plan from preparation to settlement

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move
starts today.



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Article

Tasmania's First Home Owner Grant to triple to \$30k

Article by Will Page published via The Adviser, September 2025



The state government has reaffirmed plans to triple the First Home Owner Grant from next year.

The Tasmanian government has confirmed plans to triple the First Home Owner Grant to \$30,000 for newly built homes and extend the payroll tax exemption for apprentices.

From 1 January 2026, eligible first home buyers who contract to build their home can receive a \$30,000 grant – three times more than the current grant amount.

The Tasmanian Liberal government also extended its payroll tax rebate scheme for apprentices, trainees, and youth employees until 30 June 2026.

Beginning on 1 July 2025, the legislation allows eligible businesses employing apprentices and trainees to claim a rebate for up to two years and for youth employees for one year, provided their employment started before 30 June 2026.

The First Home Owner Grant and payroll exemption changes were made through the Taxation and Related Legislation Bill.

Commenting on the changes, Minister for Housing and Planning Kerry Vincent said: "Our Government is backing in jobs and addressing housing supply.

"This move will help more Tasmanians into their first home and provide more work for our construction industry. This bill will also get more Tasmanians on the tools by extending the payroll tax rebate for apprentices.

"We are supporting more Tasmanians into homes and delivering on our \$30 billion infrastructure pipeline."

In June 2025, the Tasmanian Liberal Party pledged that if re-elected, it would triple the First Home Owners Grant.

The party also pledged to increase the value cap for new home construction under the MyHome shared equity program to \$800,000. No timeline was given for the change to come into effect.

The scheme is aimed at helping Tasmanians with as little as a 2 per cent deposit buy their first home.

Home buyers eligible for the First Home Owners Grant can use this to help satisfy the deposit of the MyHome program.

Tasmania's expanded First Home Owner Grant generally compares favourably to equivalent schemes in other states, with NSW, Victoria, and Western Australia all capping the maximum size of grants available at \$10,000.

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
\$1,790,000



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[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



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4

[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
\$845,000



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1



3

[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



5



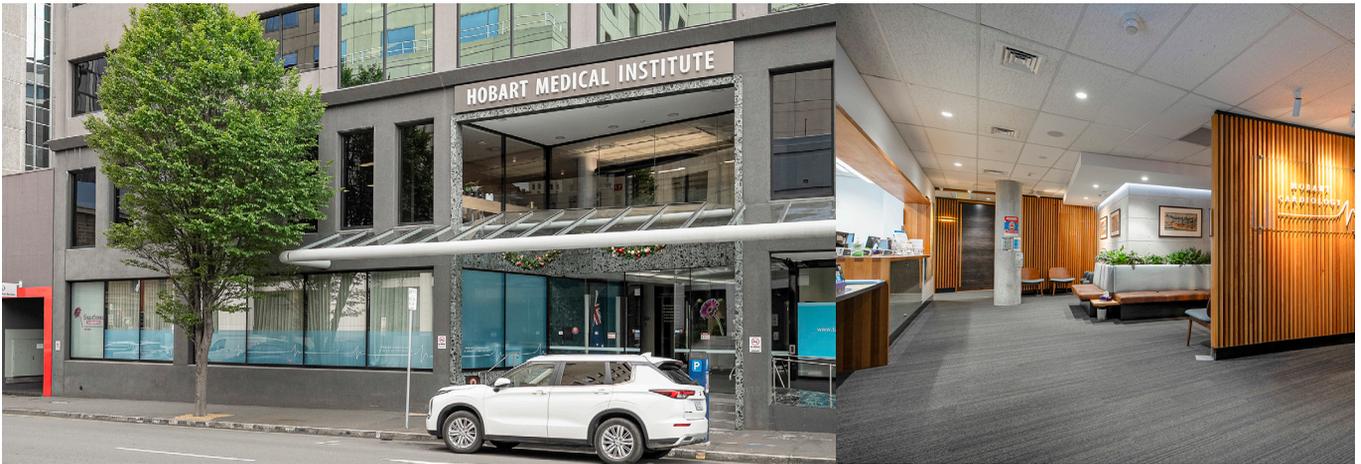
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[See more details](#)


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](#)

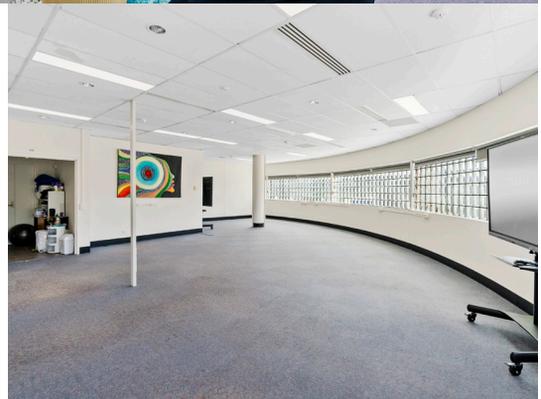
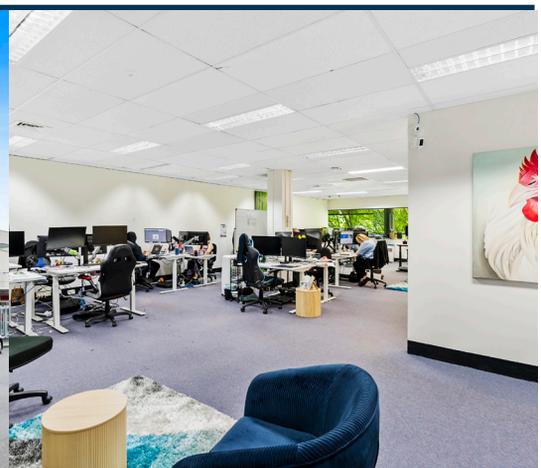


Level 1/ 370 Main Road, Glenorchy

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](#)

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](#)



First Floor/309 Liverpool Street, Hobart

Fantastic first level premises with exclusive separate access from Liverpool Street. Attractive and inviting contemporary office accommodation comprising flexibility with a number of individual office rooms, meeting, boardrooms, staff room and multiple toilet amenities.

\$62,500 +outgoings
+GST

ZONE Office



[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](#)