

HOBART TASMANIA

Property Magazine

23 January 2026

FREE

PROPERTY
OF THE WEEK

7 Olive Place,
KINGSTON PAGE 2



Edwards Windsor

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

Property of the Week



7 Olive Place, Kingston

Set in a peaceful and private position, this is a welcoming family home that combines space, flexibility, and a beautiful natural outlook. Backing directly onto a tree-filled, leafy outlook, the property enjoys a serene setting, creating a true sense of retreat.

The home features a flexible floor plan with multiple living areas, or option for use as 4th bedroom, making it ideal for growing families, entertaining, or those seeking room to work or relax.

Outside, the well-maintained and landscaped garden provides a picturesque backdrop to unwind or entertain. A double garage as well as room for multiple further cars to be parked off street completes the convenience and security of the home.

Additionally the property is located within a quiet cul-de-sac location, minutes' walk from Kingston Primary School, shops, supermarkets and amenities ensuring convenience is paramount. This is a wonderful opportunity to secure a family home in a tranquil setting.



Smartre Sale
\$950,000



4



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3

[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



1/106 Redwood Road, Kingston

This well-presented, low maintenance two-bedroom unit offers comfortable, easy living and is an ideal opportunity for investors, first home buyers, or downsizers alike. Inside, the unit features a comfortable living space, a practical kitchen, thoughtfully laid out bathroom with bath and a separate toilet. Both bedrooms are of good size and include built-in wardrobes. Outside offers undercover parking, an easy-care yard and a storage shed for extra practicality. The unit is one of only two on the strata.



Smartre Sale
\$575,000



[See more details](#)



10 Coobar Road, Risdon Vale

This is a well-presented three-bedroom home offering an excellent opportunity to first home buyers and savvy investors alike. Inside, the home features an open plan living and dining area, thoughtful kitchen, three bedrooms with built-in robes and a central bathroom. Outside offers a fully fenced rear yard and separate garage/workshop with storage or workspace options. All located a comfortable 15-20 minute commute from the CBD and Eastlands shopping centre, as well as walking distance to local shops, amenities and primary school.



Smartre Sale
\$485,000



[See more details](#)

For Rent

2/21a Boa Vista Road, New Town

Delightfully presented, light and bright one bedroom unit featuring a welcoming covered porch entry, modern kitchen with northerly aspect, open plan living and dining room with reverse cycle air conditioning, bedroom with floor to ceiling built in wardrobe and skylight, bathroom combined with laundry room, full length balcony, clothesline and communal backyard plus carport for single vehicle.

\$420/wk



[See more details](#)

3 Logan Street, Battery Point

This charming home is ideally located within the covetable Battery Point. Upstairs features a private master suite with built-in wardrobes, access to a private balcony, a spacious ensuite with a spa bath, and a separate storage room. Downstairs offers two bedrooms, both with built-in wardrobes, the main bathroom and a spacious living room that flows into the kitchen. A separate dining area leads out to a private rear yard and there is also a two car lock up garage.

\$650/wk



[See more details](#)

12 Lefroy Street, North Hobart

Located in the heart of North Hobart and within a short stroll to the local shopping precinct or an easy walk to the Hobart CBD is this well-presented home comprising two generous double bedrooms, both with built-in wardrobes, a large open-plan living and dining area, a well-designed kitchen with ample storage and bench space, a private rear deck and off-street parking for two smaller vehicles.

\$620/wk



[See more details](#)

1/27 Jeanette Court, Lenah Valley

Positioned for privacy and convenience, this fully furnished and equipped three bedroom townhouse offers modern living with superb views. Set out over three levels, with beautifully polished concrete flooring, double glazing and reverse cycle air, this impressive home also offers a spacious master suite with walk-in wardrobe, ensuite and access to your own private balcony, luxurious bathroom with spa bath, huge rumpus or fourth bedroom, internal office or extra storage space and double automatic garage!

\$830/wk



[See more details](#)

For Rent

2/77 Giblin Street, Lenah Valley

Located in a quiet complex, this well-presented unit features a practical layout with light-filled living spaces and a functional kitchen with ample storage, well-proportioned bedrooms, off-street parking and is positioned just minutes from local shops, cafés, schools, and public transport, with easy access to Hobart CBD, Calvary Hospital, and surrounding park lands.



\$425/wk



[See more details](#)

2 Heathcombe Crescent, Sandy Bay

Superbly situated in the heart of Sandy Bay this four bedroom home has water views and is conveniently located near shops, local schools, beaches, public transport and a short commute to the Hobart CBD. The property features modern kitchen, open plan dining room, large lounge room, master bedroom with walk in and ensuite, generous sized bedrooms, separate laundry, mud room, linen cupboard, courtyard and bbq area, garden shed and garage.



\$900/wk



[See more details](#)

4 Waterloo Crescent, Battery Point

Perfectly positioned in one of Hobart's most sought-after locations, this beautifully presented heritage-listed home offers a stylish and convenient lifestyle just moments from Salamanca Place, the waterfront and Hobart CBD. The lower level features a modern and functional kitchen, a private rear courtyard, two separate living zones, an updated bathroom and laundry. Upstairs are two generously sized bedrooms, both with built-in wardrobes. The main bedroom enjoys access to a rear balcony with lovely views towards the Derwent River.



\$625/wk



[See more details](#)

1 Moss Park Drive, New Town

Enjoy the benefits of a peaceful cul-de-sac location while still being close to schools, shops and local parks. This home features a modern kitchen, semi-open plan layout, separate sun-room offering flexibility for additional living space, study or playroom, master bedroom with built-in robes, private courtyard and a lock-up garage with space for two vehicles. This home is also just a 10-minute drive to the Hobart CBD.



\$595/wk



[See more details](#)

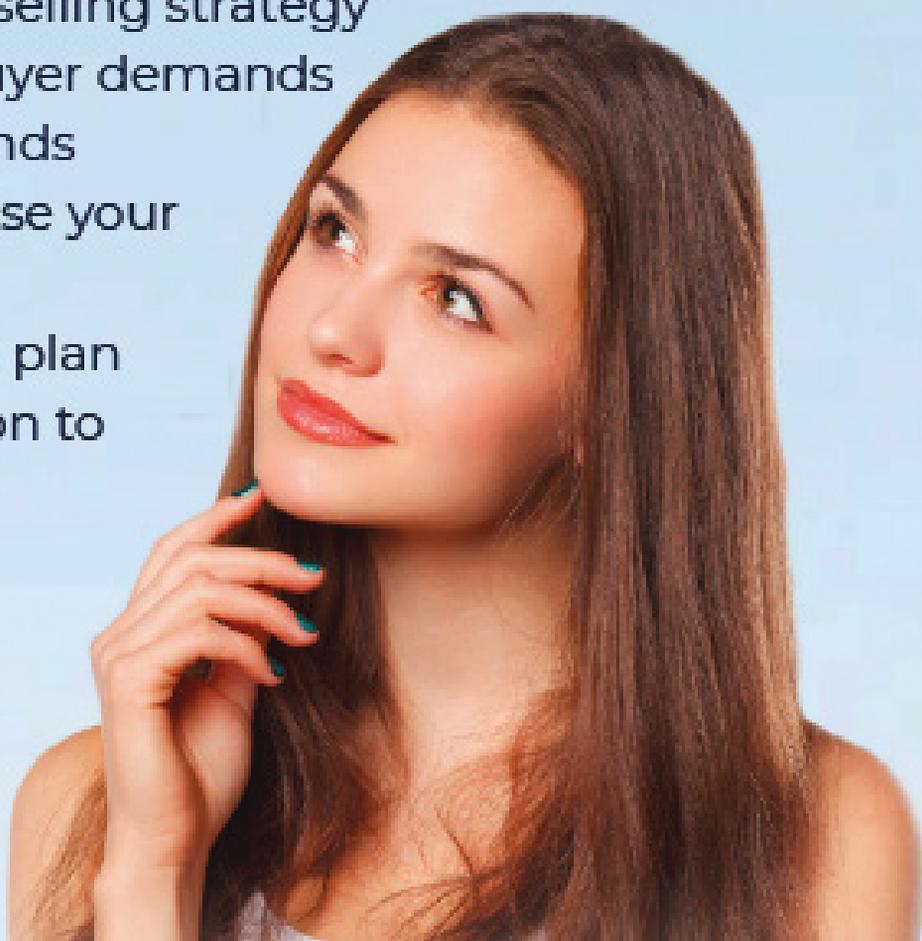
Want to sell your property in 2026? Don't know where to start?

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- a step-by-step plan from preparation to settlement

**Let's talk!
Your 2026
move
starts today.**



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40
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Article

History shows property value growth sometimes defies expectations

Article published via Cotality, January 2026

A forty-year retrospective on growth in home values from Cotality reveals that Australia’s housing market has a long history of defying conventional wisdom, with periods of extraordinary growth occurring under unexpected conditions.

From soaring values during high-interest-rate environments to surges amid global crises, the data underscores that housing performance is shaped by more than monetary policy alone.

“Sometimes home values surge when you least expect it,” said Tim Lawless, Cotality’s Research Director.”

“In 1988, with interest rates near 15% and rising, Australian home values skyrocketed by 31%.”

“Fast forward to 2021, amid a global pandemic and closed borders, national values jumped almost 25%.”

“These standout years remind us that housing markets are influenced by more than just interest rates. Fiscal stimulus, credit availability, migration trends and economic shocks all play a role in shaping outcomes.”

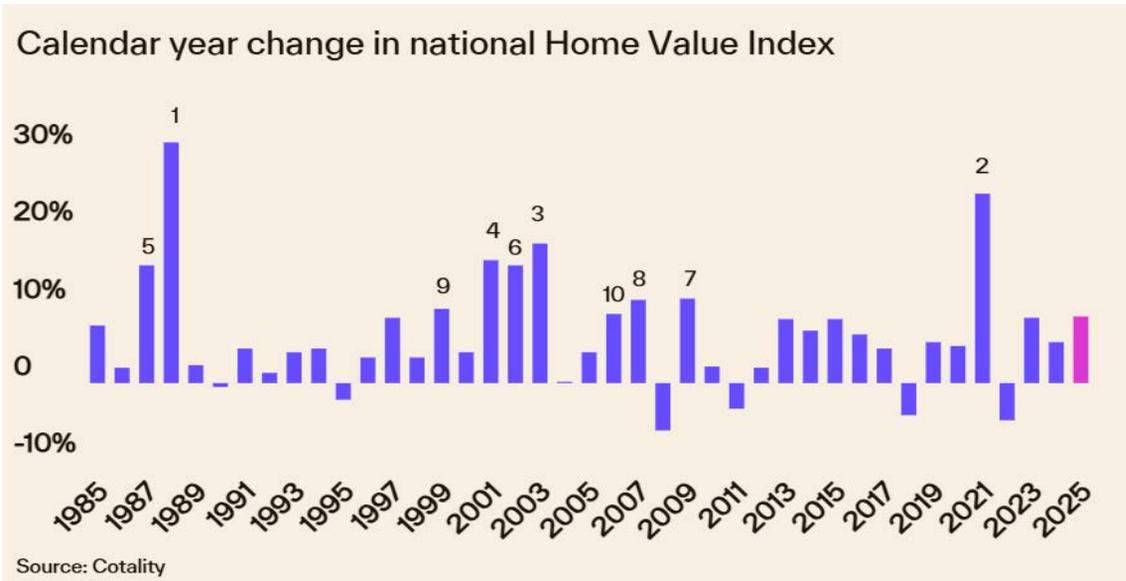
In order of growth, the top growth years over the past four decades are:

- 1988: 31.2%
- 2021: 24.5%
- 2003: 18.1%
- 2001: 15.9%
- 1987: 15.3%

Compared to other years, 2025 ranked the 11th highest calendar year for value growth over the past forty years.

“Periods of extreme growth often coincide with broader economic shifts, not just monetary policy,” added Lawless.

“Over the past forty years, there have only been six periods when home values have fallen.”



Highlights from the January Housing Chart Pack include:

- Australia’s residential real estate total market value rose to \$12.3 trillion in December.
- National dwelling values rose 2.9% over the quarter and 8.6% annually, adding an estimated \$71,360 to the median Australian dwelling value in 2025.
- Cotality estimates that almost 561,000 sales have transacted in 2025, a 4.9% increase on 2024 and 7.2% higher than the five-year average.
- Median time on market was 27 days nationally, down from 29 days a year ago

Monthly Housing Chart Pack - January (2026). Cotality. Available at: https://www.cotality.com/au/insights/articles/monthly-housing-chart-pack-january?cid=7010a0000rSH5elAO&utm_term=Newsletter&utm_campaign=226197984-AU%20Property%20Pulse%2019%2F01%2F2025&utm_medium=Property%20Pulse&_hsenc=p2ANqtz-9_2WVC2lcnseIWNsJeMF5ivxN2oEKldo_oZufB5J06hhHPJEficsKpl5Ffx63-96l_F5yH5l4ekP0q0p2aAV5hY0N2sg&_hsmi=20262880&utm_content=Property%20Pulse&utm_source=email. (Accessed: 20 January 2026).

For Sale

5 Alicia Road, Kingston

Set across two generous levels, this versatile family home offers space, functionality, and outstanding flexibility for modern living. The home allows for the options for up to 5 bedrooms, or multiple living spaces and/or home office. There is a generous yard and covered deck perfect for entertaining. Great off-street parking is a standout feature, including a double garage, ensuring convenience for families with multiple vehicles, trailers, or guests. The home is located in a convenient Kingston position close to local amenities.



Smartre Sale
\$860,000

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[See more details](#)

5/4 Jersey Street, Sandy Bay

Situated in a prime position within minutes' walk of the local shopping precinct, this well-maintained apartment features 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 sun all year round and make the most of the breathtaking river views from your living space.



Smartre Sale
\$625,000

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[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. This property features three spacious bedrooms, disability and aged care friendly bathroom, neat kitchen, low maintenance gardens, secure lockup storage shed, off-street parking and the opportunity to conduct business due to the properties Urban Mized Use zoning.



Smartre Sale
\$925,000

 3
  1
  1

[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

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  2

[See more details](#)

For Lease



Level 1/130 Macquarie Street, Hobart

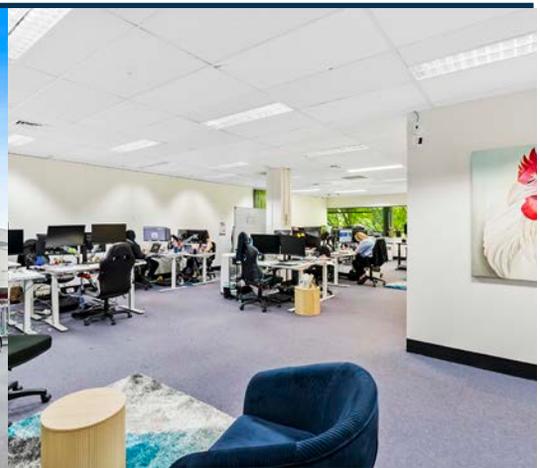
This tenancy provides a fantastic opportunity to secure a prime first floor office/professional space with lift access in an exceptional Heritage building in the heart of Hobart’s CBD. The property offers an ideal environment for a range of business uses with a practical layout, fantastic natural light, kitchenette and toilet and shower facilities

\$40,000 +outgoings
+GST

ZONE 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 accomodation 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](#)



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](#)