

HOBART TASMANIA

Property Magazine

20 March 2026

FREE

PROPERTY
OF THE WEEK

13 Salamanca Square, BATTERY POINT PAGE 2



Edwards Windsor

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ewre.com.au
89 Brisbane Street, Hobart

Property of the Week



13 Salamanca Square, Battery Point

Positioned in the heart of vibrant Salamanca, this versatile control room/store room offers a rare and unique opportunity to secure a functional commercial space in one of Hobart's most tightly held precincts.

Ideal for a variety of uses, the property features a predominately open and light filled control and storeroom currently split into two rooms. The flexible open layout allows for a range of configuration and use potential of the space with multiple access points to the property including lift access directly opposite, making transport of equipment or goods easily managed.

Adding further appeal is a highly sought-after secure single car park located approximately 10 metres from the control & storeroom — a premium asset in this bustling waterfront location.

Whether you're expanding your operations or seeking a strategic foothold in Salamanca's thriving business and cultural hub, this is an exceptional opportunity not to be missed.

EOI- Closing
3pm 26/3/26

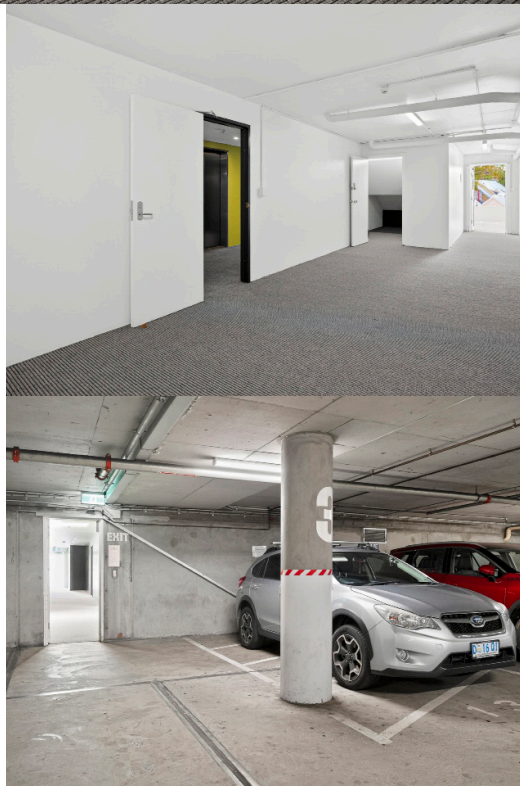


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ZONE

Offices/Other

[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 Winscombe Crescent, Sandy Bay

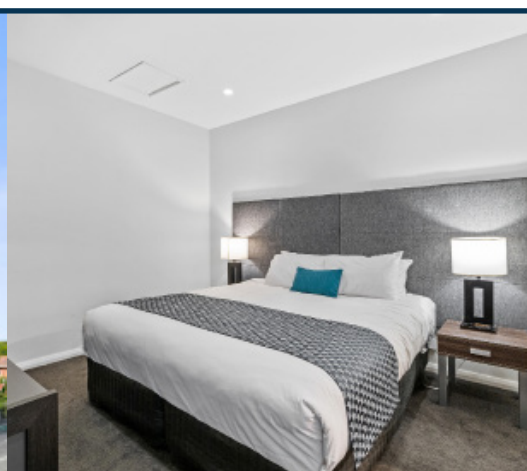
This picturesque character residence nestled within one of Sandy Bay's most highly sought-after and rarely available cul-de-sacs offers an inviting home with a flexible floorplan designed to adapt to your lifestyle. Generous living spaces capture beautiful natural light, and the majority of rooms are bathed in all day sun, enhancing the home's welcoming atmosphere and picturesque setting. Outside there is a well-established and colourful, fully fenced garden and space for off-street parking.



Smartre Sale
\$1,900,000

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 2
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[See more details](#)



310/1 Sandy Bay Road, Hobart

The Mantra building offers an incredible opportunity to astute and savvy investors looking for a linchpin property in the heart of Hobart. The unit contains an open plan kitchen, dining and lounge space with stunning mural of the cityscape and Kunanyi (Mount Wellington) on the lounge wall. The bedroom space offers ample room for double or larger bed separated by partition wall. Bathroom is spacious containing shower, vanity, toilet and laundry connections, allowing opportunities for short and long term stay guest options.



Smartre Sale
\$399,999

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[See more details](#)

For Rent

1A/7 Dalkeith Court, Sandy Bay

Positioned in a quiet block of just four units, this neat and tidy one bedroom unit offers low maintenance living in a peaceful setting. Enjoy easy living in a convenient location, located close to bus routes, and the university of Tasmania. Property features include open plan living/kitchen/dining, fridge and washing machine included, electric heating, bedroom with built-ins and off street parking for one car.



\$390/wk



[See more details](#)

2/15 Greenlands Avenue, Sandy Bay

This is a neat and tidy one bedroom ground floor unit that is within walking distance to the Hobart CBD, Sandy Bay shopping precinct and Utas with off street parking for one vehicle. The unit comprises of functional kitchen with plenty of storage, spacious living room with access to the small rear deck and also to the shared garden area, heat pump, bedroom with built in wardrobe and combined bathroom and laundry area.



\$400/wk



[See more details](#)

2/97 Woodcutters Road, Tolmans Hill

Private and removed from the bustle of the city yet with ease of access to all essentials, this will be the perfect home for a growing family or young professionals looking for a high-quality retreat. This three bedroom home has a large modern kitchen, open living area and deck, and access to the complex's pool facilities as well as secondary bathroom with bathtub, large flat rear yard with small patio and double garage plus off street parking.



\$750/wk



[See more details](#)

8/51 Sandy Bay Road, Battery Point

Ideally positioned just moments from the city, Battery Point, and Salamanca, this architecturally designed one-bedroom apartment offers modern living at its finest – perfect for a professional single or couple. Step inside to a well-appointed open plan kitchen and living area, seamlessly flowing onto a spacious, tiled balcony – ideal for entertaining or relaxing outdoors. Floor-to-ceiling windows flood the space with natural light, creating a bright and welcoming atmosphere. There is lift access and one allocated undercover car space.



\$550/wk



[See more details](#)

For Rent

6 Silwood Avenue, Howrah

Superbly situated within close walking distance to the beach, sporting fields and playgrounds is this highly functional and comfortable three-bedroom home. The property has convenient level access and easy-care yard whilst additionally offering plenty of storage options both inside and out. The property features generous bedrooms, modern kitchen, open plan casual dining room, large lounge room with heat pump, modern bathroom, separate laundry room, garage with work shop along with handy outdoor toilet and further off street parking for two cars.

\$650/wk



[See more details](#)

49 Meehan Road, Rokeby

Located in a quiet area and a short drive to amenities and services is this very well presented, three bedroom family home. As you step inside, you will find the spacious, open plan living area complete with heat pump for year round comfort. The well designed kitchen boasts a dishwasher, ample cupboard and bench space, flowing through to the dining area. The sliding doors lead out to the rear deck, making it an ideal spot for entertaining family and friends. There is also off street car parking and a fully fenced rear yard with garden shed.

\$530/wk



[See more details](#)

8/191 Harrington Street, Hobart

Superbly situated to capture direct sunlight year round is this fabulous, spacious North facing modern apartment with outstanding city views. Features include master bedroom with large built in wardrobe and direct balcony access, ensuite with bath and shower, second bedroom with large built in wardrobe, main bathroom, separate European style laundry, modern kitchen, open plan living room with heat pump, balcony with city views and secure undercover lock up garage.

\$795/wk



[See more details](#)

2/345 Elizabeth Street, North Hobart

This is a superb opportunity to secure a modern, low-maintenance home in one of Hobart's most vibrant and sought-after precincts. Perfectly positioned just moments from the renowned North Hobart restaurant strip this unit offers open-plan living and dining, well-equipped kitchen, spacious bedrooms, functional bathroom and dedicated garage space.

\$675/wk



[See more details](#)

Which of these Real Estate Agents would you hire?



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Article

INFORMATION SHEET – Pets in Rentals

Extract from information sheet provided by TASCAT: Tasmanian Civil and Administrative Tribunal General Division, March 2026

INTRODUCTION

Upon the commencement of the Residential Tenancy Amendment (Pets) Act 2025, rules surrounding pets in rental homes across the state have changed.

This information sheet is to help you to understand how applications can be made to the Tribunal and how they will be processed.

EXCEPTIONS

However, if the home is part of a strata complex by-laws might still limit animals. The new pet Act does not override other Tasmanian Acts, local council by-laws or strata by-laws. Further, this information sheet does not apply to persons who have lodged a residential tenancy application but have not been successful.

AT A GLANCE

- Tenants can now ask the residential premises owner for consent to keep a pet pursuant to section 36R
- The owner of the residential premises must respond in writing within 14 days. If they do not, consent is treated as given pursuant to section 36S
- Owners cannot rely on blanket “no pets” rules. Any refusal has to be reasonably justified and be accompanied by an application to the Tasmanian Civil and Administrative Tribunal (TASCAT) Civil and Consumer Stream, made on the General Application Form.
- Upon receipt of the application and any prescribed fee, the matter will be entered in the Tribunal's Case Management System and allocated to a Registrar or Senior Case Officer. The Registrar or Senior Case Officer will conduct the preliminary stages, including exploring whether Alternative Dispute Resolution (ADR) may be appropriate for your dispute. ADR provides the parties with an opportunity to resolve their dispute in an efficient and cost-effective manner to avoid the need for an arbitrated hearing before a Tribunal Member

PETS, EXEMPT ANIMALS AND INELIGIBLE ANIMALS

Section 36Q of the Residential Tenancy Act 1997 (the Act) uses three important terms:

PETS	A pet is any domesticated animal, or any animal that depends on a person for food or shelter, as long as it is not an exempt animal and not an ineligible animal.
EXEMPT ANIMALS	Guide dogs, hearing dogs and assistance animals under federal disability law are exempt animals. If a person who lives at the residential premises relies on one of these animals, they do not need pet consent. The owner cannot refuse them as a “pet” under the new rules.
INELIGIBLE ANIMALS	A dog over six months old that is not registered under the <i>Dog Control Act 2000</i> , or a cat over six months old that is not microchipped and does not have the proper exemption certificate are “ineligible”, which means they do not get the same protection under the new pet rules.

CONSENT TO KEEP PETS

Once a Tenant requests to keep a pet on the residential premises, the owner has 14 days to decide. They can:

- say yes to all pets the Tenant has asked for;
- say yes to some pets and no to others; or
- say no and tell the Tenant why with an application to TASCAT to support that refusal.

If there is no written answer within 14 days, the Act treats that as consent per section 36S of the Act.

The owner can also say yes but set reasonable conditions that relate to the pet. They cannot charge extra rent or a special “pet bond” under this section.

If a tenant already has a pet and it was previously approved (even verbally) that approval will continue under the new laws.

For Sale

3 Fig Place, Geilston Bay

Set high upon the hillside in a peaceful pocket of Geilston Bay, this beautifully presented three-bedroom home offers the perfect balance of modern comfort and serene natural surrounds. The property offers many features some of which include light-filled interiors, spacious open-plan living and dining, timber features and quality finishes, modern kitchen, large windows, undercover entertaining area and deck, well-proportioned bedrooms, stylish bathroom, elevated location with sweeping views and a convenient location close to local amenities.

Smartre Sale
\$1,300,000+



[See more details](#)



49/1b Bournville Crescent, Claremont

Welcome to an exceptional lifestyle opportunity in the prestigious Cadbury Estate, perfectly positioned alongside the beautiful Claremont Golf Course and Claremont Bowls Club. This property offers three spacious bedrooms, two stylish bathrooms, light-filled open plan living and dining, sleek modern kitchen, timber verandah, two car spaces including locked storage.

Smartre Sale
\$725,000



[See more details](#)



25 Antill Street 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
\$890,000+



[See more details](#)



119 York Street, Sandy Bay

Positioned in the heart of sought-after Sandy Bay this is a contemporary family home offering comfort, space and exciting future potential. Set on a comfortable 585 square metre allotment, the property provides scope for further development or enhancement, subject to relevant approvals. Enjoy an unbeatable lifestyle location with local amenities moments away and the Hobart CBD just a short commute.

Smartre Sale
\$1.28m-\$1.35m



[See more details](#)



For Lease



Level 1/130 Macquarie Street, Hobart

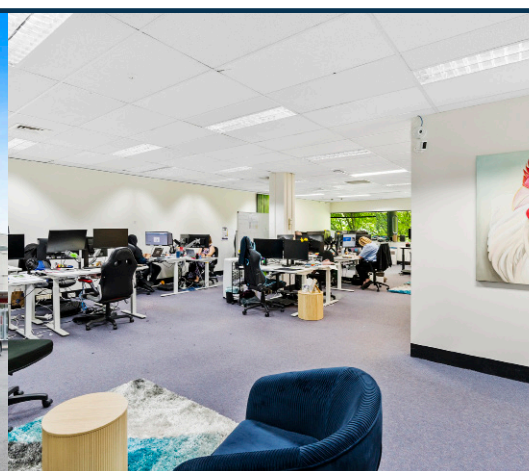
This tenancy provides a fantastic opportunity to secure a prime first floor office/professional space with lift access in an exceptional Heritage building in the heart of Hobart's CBD. The property offers an ideal environment for a range of business uses with a practical layout, fantastic natural light,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

\$40,000 +outgoings
+GST

ZONE Office



[See more details](#)

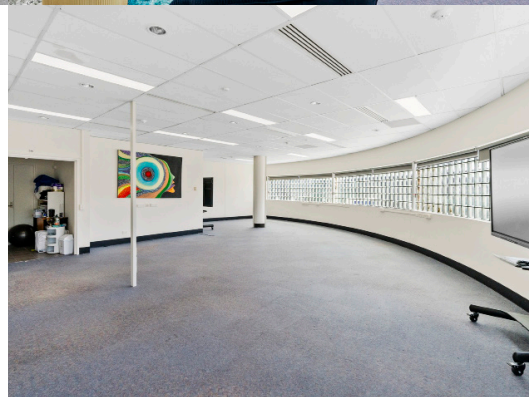


Level 1/ 370 Main Road, Glenorchy

Fantastic first floor premises prominently located in the heart of Glenorchy's commercial precinct comprising inviting office 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](#)



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](#)