

HOBART TASMANIA

# Property Magazine

27 March 2026

FREE

PROPERTY  
OF THE WEEK

## 310/1 Sandy Bay Road HOBART PAGE 2



Edwards Windsor

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

# Property of the Week



## 310/1 Sandy Bay Road, Hobart

The Mantra building on One Sandy Bay Road offers an incredible opportunity to astute and savvy investors looking for a linchpin property in the heart of Hobart. Located opposite St Davids Park the apartment offers ease of access to the Hobart Waterfront, Salamanca, Hobart CBD and Hobart City bus depot allowing for quick access to any and all regions of Greater Hobart. A location that is considered ideal for tourists, interstate travellers and business people alike and currently managed by one of Australia's largest and trusted accommodation groups.

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.

The property comes fully furnished with a contemporary, art deco style.



Smartre Sale  
\$399,999



[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 \$1,795,000

4
 2
 1

[See more details](#)



## 3 Fig Place, Geilston Bay

Nestled in a quiet cul-de-sac and framed by lush greenery, 3 Fig Place is a private retreat designed for relaxed living. Step inside to discover a spacious open-plan living and dining area, modern kitchen, large windows, three well-proportioned bedrooms all with built in robes and a stylish main bathroom. Outdoors, enjoy the feel of a bush setting within suburbia and a rear deck with river views and large undercover entertaining area; complete with electronic blinds. There is also a carport and comfortable room for 3-4 cars parked off street.



Smartre Sale \$1,300,000+

3
 2
 4

[See more details](#)

# For Rent

## 279B Elizabeth Street, North Hobart

Tucked away above Capulus Coffee Shop, this updated and spacious two bedroom apartment offers the perfect blend of comfort and convenience. Ideal for those who enjoy a vibrant city lifestyle, you will be within walking distance of North Hobart's cafes, restaurants, shops, and easy access to the city. This property provides a generous living area with ample natural light, modern kitchen, two double bedrooms and a stylish bathroom with an inbuilt laundry area.



\$500/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.



\$720/wk



[See more details](#)

## 3/15 McCann Crescent, Lenah Valley

This neat and tidy one-bedroom unit in the heart of Lenah Valley is perfectly positioned just a 10 minute drive from the Hobart CBD. The main bedroom features a floor-to-ceiling built-in wardrobe, plush carpeting and an electric heater. The kitchen is spacious, functional and includes a washing machine. A charming, classic servery connects the kitchen to the living area. The living room is well-sized, fully carpeted, includes electric heating, and enjoys stunning views. Both the front and back gardens are beautifully maintained by a regular gardener.



\$360/wk



[See more details](#)

# For Rent

## 36a Proctors Road, Dynnyrne

This beautifully refreshed top-floor apartment offers breathtaking views across Sandy Bay and the Derwent River, combining character features with modern comfort. The flexible floor plan includes five generously sized bedrooms, all with built-in wardrobes, along with two well-appointed bathrooms featuring showers, toilets & vanities. A separate laundry is equipped with a washing machine and dryer for added convenience. The spacious kitchen is fully functional and well-equipped with a fridge, microwave, dishwasher, and ample storage. There is also a large wooden deck and three off-street parking spaces.

\$1,050/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?



Don't get caught up in asking superficial questions.

Get the booklet that shows you the best 8 questions to ask any potential agent.



# Article

## Tasmania to introduce planning law changes for 50 per cent larger granny flats

Article written by Scout Wallen and published by ABC, March 2026

An urban planning expert says Tasmania's plan to increase the size of granny flats will improve housing affordability, as the purpose of second dwellings changes across the country.

Tasmanians will soon be able to build second dwellings that are 50 per cent larger than the current size, with the allowance increasing from 60m<sup>2</sup> to 90m<sup>2</sup>.

The state's Housing and Planning Minister, Kerry Vincent, said this increase would support families to build medium-density housing more easily.

**"It's a better use of the land, higher density, and able to cater for children or family members still being able to live in the vicinity of the family unit," Mr Vincent said.**

Urban planning researcher from Griffith University, Dr Heather Shearer, said this was a very good move from the Tasmanian government, and other states should follow suit.

"It will go a reasonable way of alleviating some of the housing affordability issue without building high rises everywhere," Dr Shearer said.

"It's a nice, sensible way of increasing density in a gentle way."

She said the traditional stereotype of a "dependent family member", such as a granny living in a family's second dwelling, was changing.

**"It's extraordinarily popular for people to, whether it's their children or whether it's a young family or whatever, to stay on the same property."**

She said by allowing these dwellings to be bigger, it would open up their use to more people.

"If you talk about 60 square metres, it's quite small."



Scout Wallen, (2026). The traditional granny flat is changing, and Tasmania is leading the way. [online] Abc.net.au. Available at: <https://www.abc.net.au/news/2026-03-18/tas-brighton-council-to-waive-year-of-rates-for-first-home-build/106467108> [Accessed 25 Mar. 2026].

### No national standard for granny flat planning

The changes will be made via an amendment to the Tasmanian Planning Scheme.

Dr Shearer said it could be difficult to navigate the different planning rules, which vary from state to state:

- **Victoria:** Any second dwelling up to 60m<sup>2</sup> in size does not need a planning permit.
- **New South Wales:** NSW was the first state to introduce laws to bypass councils when building granny flats in 2009, but they can still not exceed 60m<sup>2</sup>.
- **Western Australia:** A planning approval is not required for a second dwelling up to 70m<sup>2</sup>.
- **Queensland:** The rules vary from council to council as to how large they can be, but the state government passed laws in 2022 to enable home owners to rent their granny flats to anyone.
- **South Australia:** Cannot exceed 60m<sup>2</sup> and needs to share utilities and a driveway with the main home, but can be rented to anyone.

Dr Shearer said by allowing the dwellings to be rented to anyone, it showed their use was changing.

While she said the change would not help people get into the market from a purchasing perspective, it would help with rental affordability and stock.

According to Domain's latest quarterly rental report, Hobart's vacancy rate was just 0.3 percent.

Dr Shearer expects the popularity of secondary dwellings to keep on growing, as they provide an alternative for generations of families to live on the same property.

**"It also gives you the opportunity to increase density in already existing suburbs without having to cut down more trees, without having to add to the road congestion," she said.**

Dr Shearer said having clear, explicit laws reduced the risk of people illegally building dwellings or making modifications.

"If it's regulated from the beginning, you have much more chance of having something built to all the proper standards that doesn't sort of impact upon amenity or impact upon any environmental issues or anything like that," she said.

# For Sale

## 27 View Street, Sandy Bay

This property offers a rare opportunity to secure a large home with endless possibilities. 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  
\$1,030,000



[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

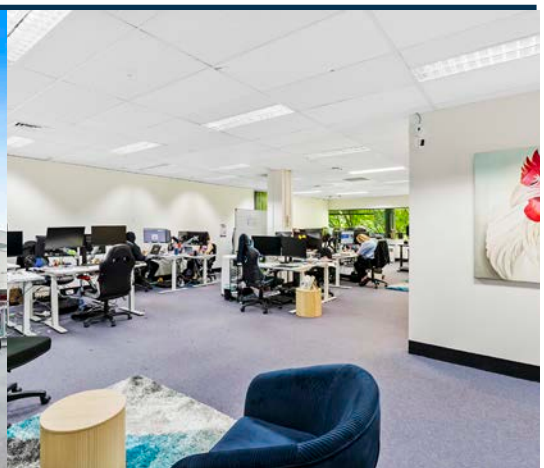
This tenancy provides a fantastic opportunity to secure a prime first floor office/professional space with lift access in an exceptional Heritage building in the heart of Hobart’s CBD. The property offers an ideal environment for a range of business uses with a practical layout, fantastic natural light,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

**156** m<sup>2</sup>

**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

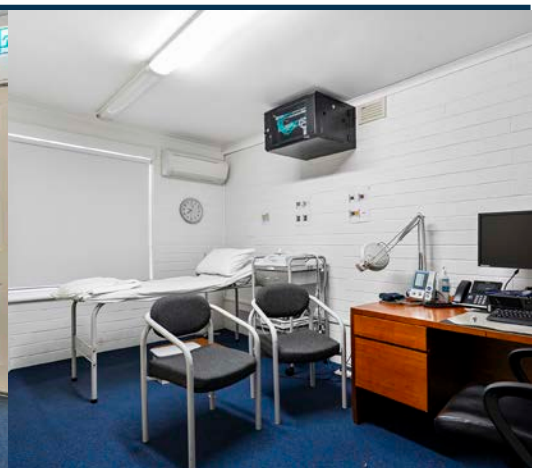
Seize the opportunity to establish your business in one of Hobart’s busiest pedestrian shopping zones. Situated in the heart of the Elizabeth Street Mall, this well-positioned space offers outstanding visibility, high foot traffic, and a vibrant retail or hospitality atmosphere.

**\$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](#)

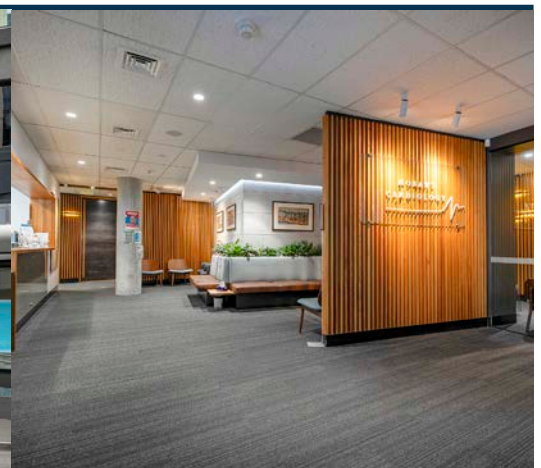


## Ground Floor/25 Argyle Street, Hobart

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](#)