

HOBART TASMANIA

# Property Magazine

10 April 2026

FREE

PROPERTY  
OF THE WEEK

## 24 Open Drive SNUG PAGE 2



Edwards Windsor

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

# Property of the Week



## 24 Open Drive, Snug

Welcome to 24 Open Drive, Snug – a comfortable and well-appointed three-bedroom, two-bathroom home offering easy living in a peaceful, family-friendly setting.

Step inside to discover a spacious, open plan living and dining area, three spacious bedrooms, two bathrooms, a functional layout and storage in abundance.

Outside, you'll find a fully fenced and secure yard along with undercover off-street parking for added convenience.

Positioned in a highly desirable location and no through street, the home is within easy walking distance to local shops, amenities, and the nearby school, making daily errands and school runs effortless. Enjoy the added benefit of a short commute to Kingston and just 25 minutes to Hobart's city centre and CBD.

This is a fantastic opportunity to secure a low-maintenance home in a welcoming and growing community.



Smartre Sale  
\$795,000



3



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2

[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

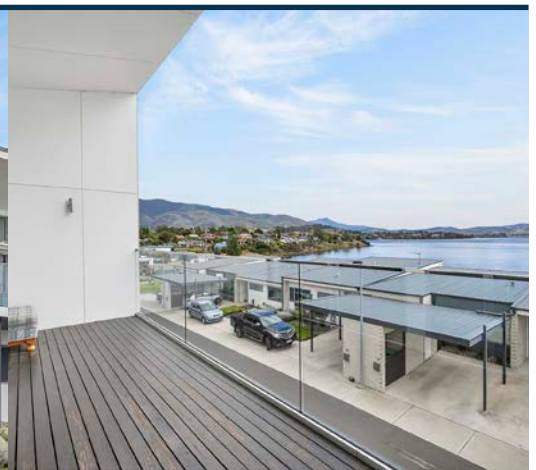
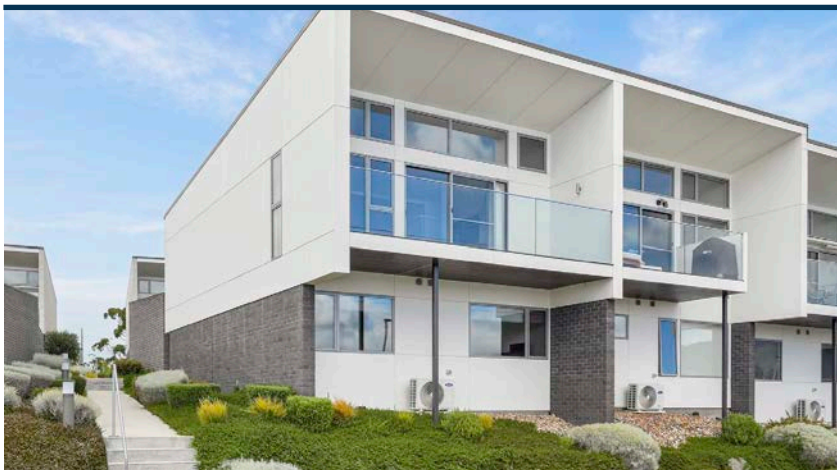
This picturesque character residence nestled within one of Sandy Bay's most highly sought-after and rarely available cul-de-sacs offers an inviting home with a flexible floorplan designed to adapt to your lifestyle. Generous living spaces capture beautiful natural light, and the majority of rooms are 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

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[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. With picturesque river views and serene surrounds, this contemporary apartment offers the perfect balance of lifestyle, comfort and convenience. Property highlights include three spacious bedrooms, two stylish bathrooms, open plan living and dining area, modern kitchen, timber verandah capturing tranquil river views and two car spaces.



**Smartre Sale**  
\$725,000

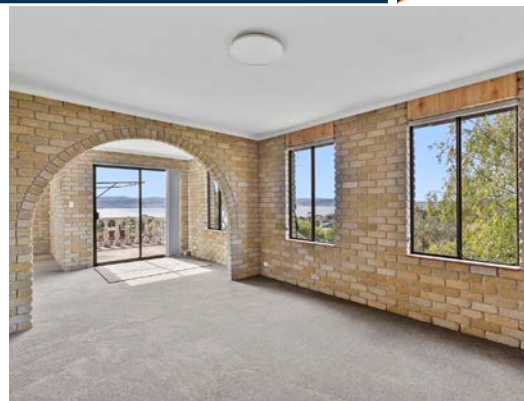
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[See more details](#)

# For Rent

## 60 Fisher Avenue, Sandy Bay

Located in a quiet and highly desirable pocket of Sandy Bay, this spacious double storey home offers comfortable family living with stunning views and plenty of room to spread out. The property features three good sized bedrooms with ample storage, two separate living areas, modern kitchen with dishwasher, new carpet throughout, heat pumps, beautiful views and double garage perfect for extra storage. The home is also conveniently located close to schools, shops and local amenities.



\$750/wk



[See more details](#)

## 3/5-7 Edward Street, Glebe

This beautifully presented townhouse is perfect for a professional couple seeking an inner-city, high-quality, low-maintenance lifestyle. Downstairs features a light-filled open plan living and dining area, complemented by a well-appointed kitchen with quality black appliances. The laundry is complete with heat pump dryer, front-loading washing machine and additional toilet and there are sliding doors to a private rear courtyard plus one off-street car space.



\$700/wk



[See more details](#)

## 1/38 Carella Street, Howrah

Conveniently located on a quiet street in Howrah near local businesses and the beach, this two bedroom freestanding unit offers ample space throughout, outside, and under the house for storage and parking. It features two well sized bedrooms with built in wardrobes, light filled living room with electric heater, ducted heating throughout, ample bench and storage space, bathroom containing bath and separate shower, separate toilet, sunroom, carport and fully fenced rear yard.



\$560/wk



[See more details](#)

## 1/7 Dalkeith Court, Sandy Bay

This lower ground level home is one of only four in a neatly maintained complex, set among established greenery that offers a quiet and private setting and is accessed via a set of stairs. Key features include open plan living/kitchen/dining, three bedrooms with built-in wardrobes, bathroom with shower over bath, laundry in the bathroom including washing machine and dryer, functional kitchen, private courtyard and one off street car park.



\$520/wk



[See more details](#)

# For Rent

## 1/47-49 New Town Road, New Town

Positioned in a convenient and highly sought-after pocket of New Town, this well-presented two-bedroom unit offers comfortable, low-maintenance living just moments from local amenities and public transport. The home features a practical layout with a light-filled living area and functional kitchen. Freshly painted throughout, the property feels bright and refreshed, with new blinds soon to be installed to complete the update. Ideally located within easy reach of shops, cafes, schools, and only a short drive to Hobart CBD, this property offers both convenience and lifestyle appeal.

\$450/wk



[See more details](#)

## 204 Risdon Road, Lutana

This house has just received a full makeover inside and out and is ready for you to move in. Located just down Risdon Road, removed from the highway but with quick access to everything you need. Brand new fixtures and features, as well as the flexibility for a third bedroom, make this home hard to pass up. Features include master bedroom with full sized ensuite, large second bedroom with built in wardrobe, open kitchen and dining area, large bathroom with shower and separate tub, laundry room, long driveway with parking and fully fenced front yard.

\$670/wk



[See more details](#)

## 59 Renfrew Circle, Goodwood

This three bedroom family home is located just a short drive to all services and schools and public transport is close by. Having just had new carpet and vinyl installed, the property comprises of three bedrooms all with built-in robes, updated spacious eat-in kitchen, updated bathroom with walk-in shower, separate lounge room with heat pump, small rear porch area leading to separate laundry and a second toilet. At the end of the driveway there is a large storage shed and fully fenced front and rear yard areas.

\$590/wk



[See more details](#)

## 33 Chesterman Street, Moonah

Positioned on a generous allotment, the home enjoys plenty of natural light and a functional layout designed for easy living. Inside, you'll find spacious living areas complemented by a well-appointed kitchen with ample storage and workspace. The bedrooms are comfortable and well-sized while the bathroom is neat and practical. Step outside to discover a sizeable yard with room to entertain, garden, or relax in.

\$400/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

## Price Predictor Index- Autumn 2026; Hobart and Tasmania

Excerpt from Hotspotting National Research Report written by Chris Graham, Michelle Hele, Tim Graham, Terry Ryder and Cameron Kusher, 2026



### **Hobart, Tasmania:**

The Hobart market continues to be an emphatic “Winner”, following an 8% rise in sales activity in the latest quarter.

Two-thirds of markets in Greater Hobart have positive classifications, with a relatively high number of markets having consistent transaction levels. Consistency is indeed a key feature of the Hobart market, rather than the dramatic rises in sales activity seen recently in Darwin - it has recorded between 1121 and 1337 sales in each of the past six quarters.

Further testimony to Hobart’s solidity and consistency: there are no declining markets and only seven plateau markets.

That consistency theme is evident in the individual LGAs. The Glenorchy municipality, popular for affordable options, has recorded very steady sales levels in the past six quarters, headed by consistent markets in Lutana (houses), West Moonah (houses) and Glenorchy (units), while the Glenorchy house market has rising transaction levels.

The Kingborough LGS is also characterised by steady markets, headed by the consistent house markets in Kingston and Blackmans Bay; as is the Sorell LGA, led by the house markets in Sorell, Primrose Sands and Midway Point.

There is more upward momentum evident in the Hobart and Clarence municipalities. Sales in the inner-city Hobart LGA rose 16% in the latest quarter; seven of the nine markets are positive (78%), headed by rising markets in Sandy Bay (both houses and units), and consistent house markets in New Town and Lenah Valley.

In the Clarence LGA, sales rose 14% in the latest quarter. Of the 10 key markets, six are rising and one is consistent - that’s 70% positive - headed by strong markets in Howrah (both houses and units), Lindisfarne houses and Rokeby houses.

### **Hobart Metro - Sales Volume Analysis**

Hobart Metro is a small but interesting market that has navigated its post-2021 correction with relative stability, and delivered a genuine all-time volume record in June 2025 - though the subsequent quarters suggest the market may be consolidating rather than continuing to surge.

The Boom (2021): Hobart entered the dataset as the smallest capital city market by volume...but the city had experience extraordinary price growth in the years prior.

The Contraction (2022-2023): Hobart’s contraction was measured rather than dramatic. Volumes fell from the March 2021 peak to a trough in September 2022 and again in September 2023.

The Recovery (2023-2025): Recovery gathered pace through 2024 and early 2025. June 2025 is the highest quarterly volume in the entire dataset but may be a seasonal high rather than the start of a sustained new plateau.

# For Sale

## 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. The unit contains an open plan kitchen, dining and lounge space. The bedroom space offers ample room for double or larger bed separated by partition wall. The 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](#)

## 3 Fig Place, Geilston Bay

This beautifully presented three-bedroom home is set high upon the hillside in a peaceful pocket and offers the perfect balance of modern comfort and serene natural surrounds just moments from local amenities and a short commute to the Hobart CBD. This property is full of enviable features inside and out. A rare opportunity to secure a stylish haven in sought-after Geilston Bay.



**Smartre Sale**  
\$1,300,000+

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[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+

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[See more details](#)

## 3/18 Chadwick Court, West Hobart

Positioned in a private and highly sought-after pocket of West Hobart, 3/18 Chadwick Court delivers comfort, flexibility, and lifestyle in equal measure. The versatile floorplan offers the choice of three generous bedrooms plus a dedicated home office, or an easy conversion to a full four-bedroom layout. Two well-appointed bathrooms ensure convenience. There is also a fully fenced rear yard to enjoy!



**Smartre Sale**  
\$799,950

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[See more details](#)

# For Lease



## Unit 5/160 Bungana Way, Cambridge

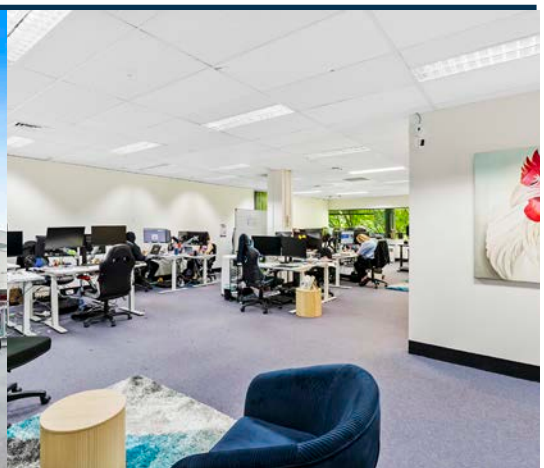
A rare opportunity to occupy an excellent, contemporary and well positioned warehouse located within the popular and growing Cambridge Industrial Precinct located approximately 13 kilometres from Hobart's CBD. A fantastic warehouse to provide a home for your business.

Contact Agent

**ZONE** Industrial/ Warehouse



[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



## 13 Salamanca Square, Battery Point

Positioned in the heart of vibrant Salamanca, this space 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 as well as a highly sought-after secure single car park.



**Contact Agent**

**ZONE** Offices/Other

[See more details](#)



## 3/6 Railway Court, Cambridge

This fantastic brand-new warehouse is well positioned within the popular and growing Cambridge Industrial Precinct located approximately 12 kilometres from Hobart’s CBD. Key features include high clearance warehousing, internal mezzanine, air-conditioned office, equal access toilet with shower and carpark.



**\$34,000** +outgoings +GST

**ZONE** Industrial/Warehouse

[See more details](#)

# For Lease



## 77 South Arm Road, Rokeby

The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for on-site signage to promote your business. The premise comprises a showroom of approximately 92sqm, with storage/amenities at rear, of approximately 105sqm. There is on-site parking for customers, with staff parking at the rear.

**\$29,000**

+GST



**ZONE** Industrial/Warehouse

[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.

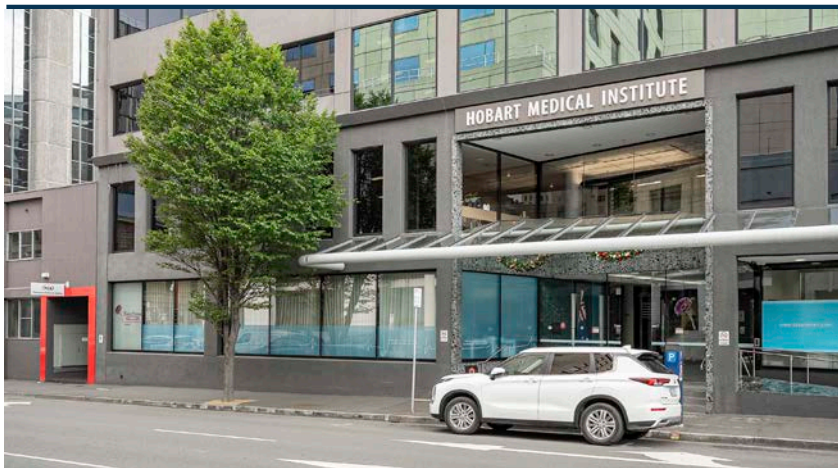
**\$18,500**

+outgoings  
+GST

**ZONE** Office



[See more details](#)

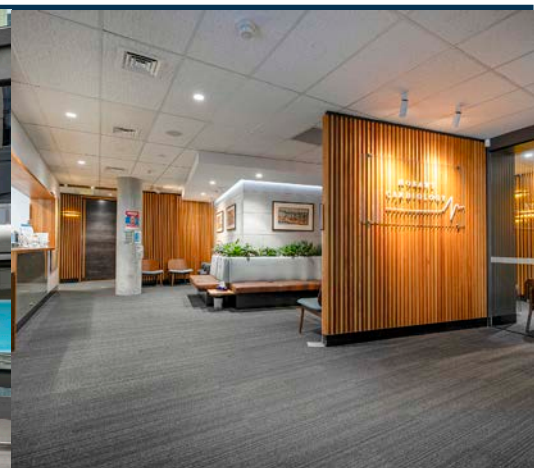


## Ground Floor/25 Argyle Street, Hobart

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](#)