

HOBART TASMANIA

Property Magazine

17 April 2026

FREE

PROPERTY
OF THE WEEK

13-15 Regent Street,
SANDY BAY PAGE 2



Edwards Windsor

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

Property of the Week



13-15 Regent Street, Sandy Bay

Offered to the market for the first time since its construction, 13-15 Regent Street commands an excellent street position on the cusp of the Sandy Bay Road restaurants and amenities strip, walking distance of the CBD and the UTAS Sandy Bay campus. Fully occupied tenancies across 18 flats, with on-site storage spaces, astute investors can enjoy a solid investment offering them consistent returns and low to no vacancy all year around.

The site comprises 16 x 1 bedroom, 1 bathroom flats, and 2 x 2 bedroom, 1 bathroom flats. All flats are in neat condition with all having enjoyed updates to flooring, paintwork and kitchen spaces in the last few years. Each flat has its own off-street carpark, and the site contains 2 visitor spots. Garden spaces and communal grounds are neat and low maintenance, furthering the comfort of your new investment.

* Council Rates are currently approx. \$9,844 per annum

* Water Rates are currently approx. \$4,193 per quarter

* Rental income currently \$6,510 per week

Expressions of
Interest



20



18



20



[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



24 Open Drive, Snug

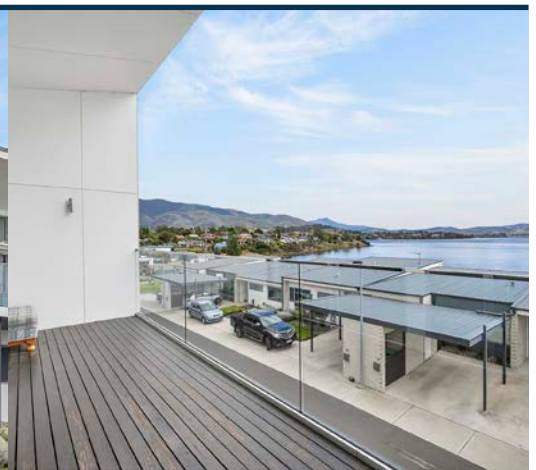
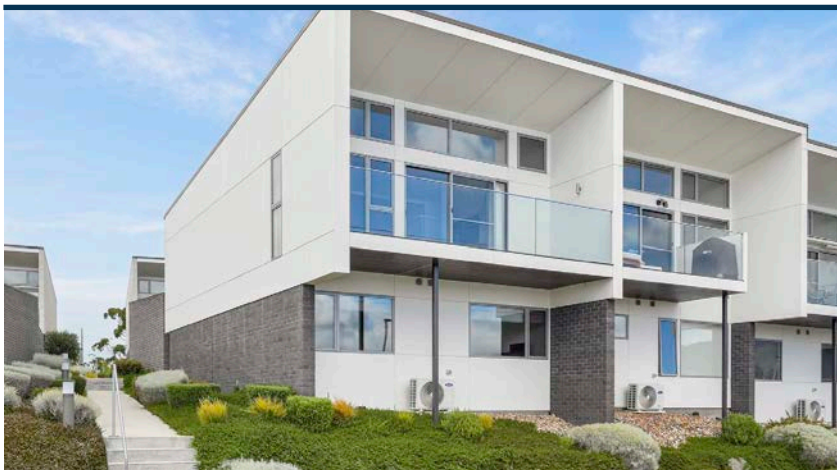
Welcome to 24 Open Drive, Snug – a comfortable and well-appointed three-bedroom, two-bathroom home offering easy living in a peaceful, family-friendly setting. Step inside to discover a spacious living and dining area, creating a warm and inviting space for both entertaining and daily living. Outside, you'll find a fully fenced and secure yard along with undercover off-street parking for added convenience and protection from the elements. This home is positioned in a highly desirable location close to amenities and on a no through street.



Smartre Sale
\$795,000

3
 2
 2

[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

3
 2
 2

[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.

\$695/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](#)



13 Christie Avenue, Moonah

Nicely positioned to capture year-round sunshine, this charming and easy-care 2-3 bedroom home offers a flexible floorplan, a lovely view, and plenty of storage options. Conveniently located close to local shops, schools, playgrounds, and public transport, this home combines comfort with practicality. Features include modern kitchen, casual open plan dining area, large main bedroom, third bedroom or study, living room with new heat pump, separate laundry, second toilet, carport plus additional off-street parking, storage and tool sheds.

\$560/wk



[See more details](#)



36a Proctors Road, Dynnyrne

This top-floor apartment offers breathtaking views across the Derwent River. 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.

\$950/wk



[See more details](#)



For Rent

4/40-44 Tasma Road, North Hobart

This character-filled ground floor bedsit is not one to miss, featuring high ceilings and a gorgeous bay window that allows for an abundance of natural light. The property is neat, charming, and more than ready for a new occupant. The unit includes a tidy kitchen equipped with a convection oven, and the bathroom features a shower over bath. Located just a short stroll from the vibrant North Hobart shopping and restaurant precinct, and within close proximity to bus stops, it's also only a 10-minute walk to the Hobart CBD. With such a fantastic location, this is a great opportunity not to be missed!

\$310/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

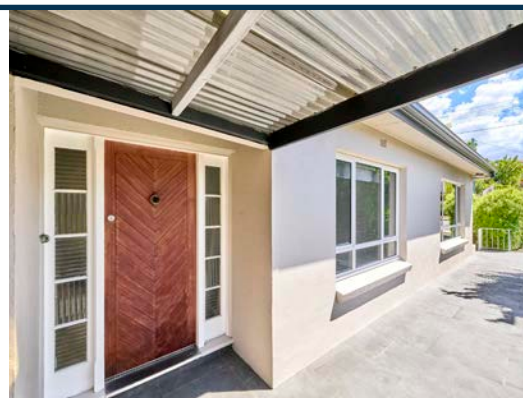


[See more details](#)

42 Pottery Road, Lenah Valley

Private yet centrally located, this recently renovated three bedroom home in Lenah Valley has open and flexible space to suits your needs. The living areas of this property include an open plan kitchen and living room, and separate sunroom and dining spaces. Modern updates add convenience and comfort to the character of this home. Plenty of outdoors space wraps around the house, with a private deck area at the side of the house. Both the Lenah Valley shops and primary school are within a ten minute walk.

\$750/wk



[See more details](#)

5 Rodway Court, Kingston

This three bedroom home is recently built and amazingly maintained to provide you with all the modern comfort you could need. The quiet Kingston neighborhood and plentiful space inside and out offers you the opportunity to enjoy your peace in style. You will find Kingston's amenities and school within a 5-10 minute drive, and a short 20 minute commute into Hobart City.

\$740/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

Edwards Windsor's Kitten Sponsorship Update

Update provided by Birchgrove Feline Assistance, March 2026



Murray and Brizzie had a big adventure just before Easter as they headed along to the Bunnings Easter Market with their little mate Moonie!

Brizzie took it all in carefully. She was taking her time to work out the busy, noisy environment. Murray, meanwhile, was completely unfazed – parked himself in his little bed and soaked up pats all evening like a pro. Julie from Edwards Windsor also came by to meet them!

The best part of the night – a family who previously adopted from Birchgrove Feline Assistance stopped by. They were thinking about finding a companion for their current kitty. They met Murray, completely fell for him. After a couple of weeks wait for desexing etc, we are thrilled to announce that they now have adopted Murray, and he went to his new home this week and is settling in wonderfully.

Brizzie has moved to the Birchgrove Adoption Room, and is now available for adoption. She is described as a proper little lap kitten, she is affectionate and loves a smooch. (<https://www.facebook.com/reel/952065637216844>)

Its been such a pleasure to see the kittens develop from when they were first found, to becoming the happy and healthy kittens they are now, ready to head off to their new families. Edwards Windsor are proud have been able to support them and Birchgrove Feline Assistance.

If you would like to support and/or find out more about Birchgrove Feline Assistance, please visit their website: <https://www.birchgrovefelineassistance.org.au/>

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



[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
\$1,210,000+



[See more details](#)

1 Winscombe Crescent, Sandy Bay

This is a picturesque character residence nestled within one of Sandy Bay's most highly sought-after and rarely available cul-de-sacs. Built circa 1930 and brimming with warmth, charm, and timeless appeal, this inviting home offers a flexible floorplan designed to adapt to your lifestyle. This home is located moments from local amenities, quality schools, shopping precincts, and the stunning waterfront.



Smartre Sale
\$1,680,000+



[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



[See more details](#)

For Lease



Unit 5/160 Bungana Way, Cambridge

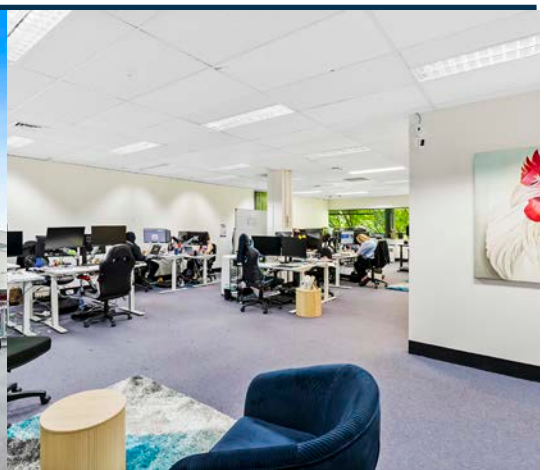
A rare opportunity to occupy an excellent, contemporary and well positioned warehouse located within the popular and growing Cambridge Industrial Precinct located approximately 13 kilometres from Hobart's CBD. A fantastic warehouse to provide a home for your business.

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](#)

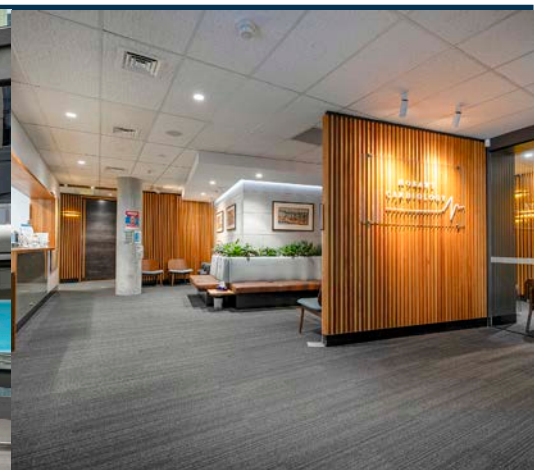


Ground Floor/25 Argyle Street, Hobart

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](#)