

HOBART TASMANIA

Property Magazine

08 May 2026

FREE

PROPERTY
OF THE WEEK

3/18 Chadwick Court,
WEST HOBART PAGE 2



Edwards Windsor

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

Property of the Week



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.

Designed with families and investors in mind, 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 for growing households or shared living.

At the heart of the home, a spacious living area flows seamlessly into the outdoor entertaining area whilst the formal dining space tidily ties in with the kitchen, creating the perfect setting for both relaxed family living and entertaining. Modern comforts are thoughtfully incorporated throughout, ensuring year-round ease and enjoyment.

Step outside to a neat, low-maintenance entertaining area where you can unwind while taking in stunning elevated views across the city skyline and out to the River Derwent — a truly special backdrop for everyday living.

Smartre Sale
\$775,000



3



2



1



[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



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. Each flat has its own off-street carpark



Expressions of Interest

20
 18
 20

[See more details](#)



745 Leslie Road, Leslie Vale

Tucked away in a peaceful, bushland setting on approx. 2.462 hectares, this is a rare chance to secure your own private retreat, immersed in nature and bathed in all-day sun. This three-bedroom, one-bathroom home delivers a warm and inviting atmosphere, with an open-plan layout designed for relaxed living. At its heart, a soulful wood heater creates the perfect cosy focal point for cooler months, complemented by the convenience of a heat pump for year-round comfort. Step outside and you'll discover a delightful enclosed yard area.



Smartre Sale
\$799,000

3
 1
 5

[See more details](#)

For Rent

316 Murray Street, North Hobart

Situated on the city fringe this wonderful Victorian Period three-bedroom home is highly convenient for those who enjoy a short walk to work, whilst only a short stroll to the vibrant North Hobart entertainment precinct. The home offers a welcoming front entry, three large bedrooms, kitchen with twin sink, dishwasher, wood heater, heat pump and ample storage space, two living areas, separate laundry, two covered verandahs a fully fenced yard and covered courtyard.

\$650/wk



[See more details](#)



1/38 Carella Street, Howrah

Conveniently located in Howrah near local businesses and the beach, this unit offers flexibility to be close to your essentials while still being removed from the hustle and bustle. While compact at first glance, this freestanding unit offers ample space throughout, outside, and under the house for storage and parking. It also features two well sized bedrooms with built in wardrobes, light filled living room with electric heating and water views and bathroom with separate toilet.

\$560/wk



[See more details](#)



11 Brookborough Court, Sorell

Positioned in a peaceful cul-de-sac is this beautifully finished, contemporary family home ready for its very first residents. This north-facing four bedroom residence has been thoughtfully designed for comfort and functionality. The master bedroom features a stylish ensuite and walk-in wardrobe, while the remaining bedrooms are generously sized and include built-in wardrobes. At the heart of the home is the well-appointed kitchen. There is also a light filled open plan living and dining as well as a double garage and low-maintenance yard.

\$600/wk



[See more details](#)



5/9 Longpoint Road, Sandy Bay

It is not very often a property of this size becomes available for rent in this area, located in a quiet, well maintained complex of only 5 units. Set out over two levels with a reverse cycle heat pump on each level; on the lower level you will find, three bedrooms all with built in wardrobes with the master bedroom also including the ensuite, the main bathroom with separate shower and spa bath, separate toilet and laundry with access to the small rear yard area. There is one garage and one allocated off street parking space included with this tenancy.

\$850/wk



[See more details](#)



For Rent

7/43 Toorak Avenue, Mount Stuart

Perfectly positioned in the quiet and sought after suburb of Mt Stuart, this freshly updated one bedroom unit offers comfort, convenience, and low maintenance living at an affordable price. The home combines modern updates with a practical layout, all within a neat and well maintained complex. Key features include the spacious bedroom, brand new carpet throughout, freshly painted interior, new blinds installed, open plan kitchen and living area, breakfast bar for casual dining, new stove in kitchen and ample storage options.

\$420/wk



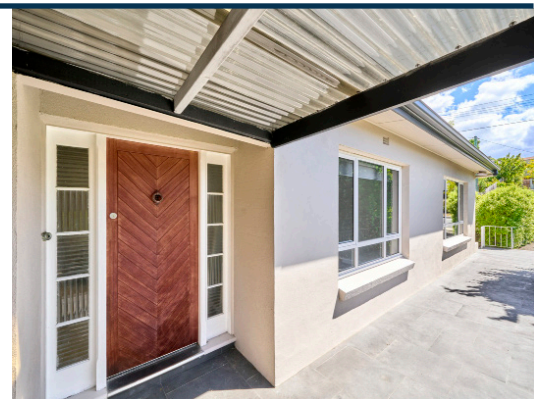
[See more details](#)

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.

\$725/wk



[See more details](#)

4/286 Macquarie Street, Hobart

This modern two bedroom apartment is in the perfect location within easy walking distance to the CBD and Sandy Bay. The smart black and white kitchen is modern and spacious with large granite benches and plenty of storage space. The open plan living/dining area opens out onto a balcony, perfect for entertaining. Both bedrooms have built-ins and there is a separate shower in the modern, spacious bathroom. Off street parking for one vehicle is also included.

\$550/wk



[See more details](#)

2/3 Mariner Circle, Huntingfield

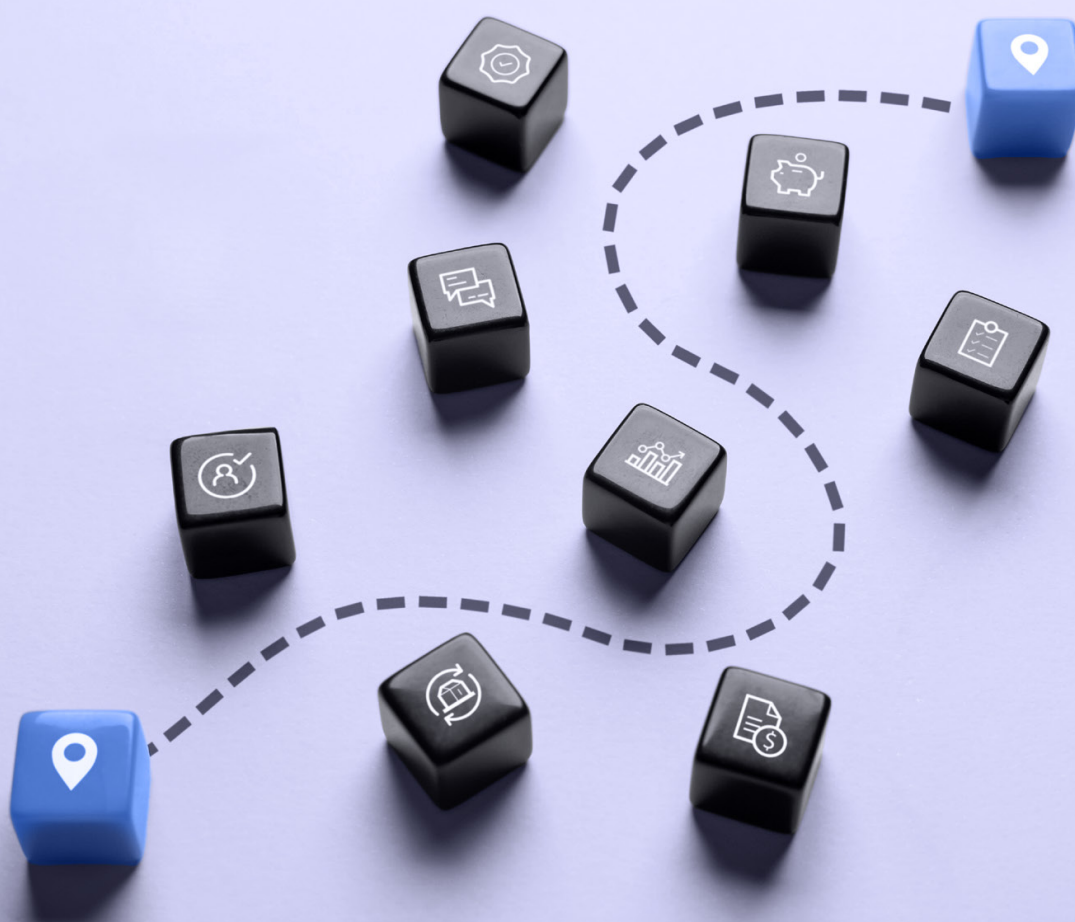
This delightful fully fenced villa unit is superbly situated in a quiet, yet handy location and only five minutes from Kingston shops and services. The kitchen is large and naturally lit with a pleasant garden outlook. There is a substantial pantry and plenty of bench space for meal preparation with a handy breakfast bar for casual meals.

\$480/wk



[See more details](#)

Considering Selling your Property? Let's map out your **Smartre Sale.**



Choosing Edwards Windsor means choosing a **Smartre Agency**. With us, you don't simply place your property for sale; we work with you to plan your entire sales journey. From the very first call to the final moving box, our agents will guide you every step of the way to ensure your sale is focused on you and your goals.

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Article

Statement by the Monetary Policy Board: Monetary Policy Decision

Media release from the Reserve Bank of Australia, Tuesday 5 May 2026



At its meeting today, the Board decided to increase the cash rate target by 25 basis points to 4.35 per cent.

Inflation picked up materially in the second half of 2025, and information since the beginning of this year confirms that some of this increase reflected greater capacity pressures. In addition, the conflict in the Middle East has resulted in sharply higher fuel and related commodity prices, which are already adding to inflation. There are early signs that many firms experiencing cost pressures are looking to increase prices of their goods and services. Short-term measures of inflation expectations have also risen.

The Bank has updated its forecasts to incorporate recent data and developments in the Middle East. The baseline forecast, which assumes that the conflict is resolved soon and fuel prices decline, sees underlying inflation peaking higher than was expected in February. It then declines as demand growth slows and capacity pressures ease in response to higher interest rates.

Financial conditions have tightened this year. Money market interest rates and government bond yields have risen, and the exchange rate has appreciated. But credit is readily available to both households and businesses.

There are materially heightened uncertainties about the outlook for domestic economic activity and inflation. With the conflict in the Middle East continuing, there are plausible scenarios where inflation is higher and activity lower than envisaged under the baseline forecast. A longer or more severe conflict could put further upward pressure on global energy prices; this would push up near-term inflation and could also increase inflation further out as these costs are passed through and if price rises get built into longer term inflation expectations. But higher prices and prolonged uncertainty may cause growth to be lower in Australia's major trading partners and also in Australia.

Decision

As expected, developments in the Middle East are having an impact on inflation. Higher fuel prices are adding to inflation and there are indications that this is likely to have second-round effects on prices for goods and services more broadly. This inflation impulse is in addition to the high inflation recorded around the start of 2026, reflecting capacity pressures in the economy.

In light of these considerations, the Board assessed that inflation is likely to remain above target for some time and that the risks remain tilted to the upside, including to inflation expectations. It was therefore judged appropriate to increase the cash rate target.

The Board will be attentive to the data and the evolving assessment of the outlook and risks to guide its decisions. In doing so, it will pay close attention to developments in the global economy and financial markets, trends in domestic demand and the outlook for inflation and the labour market. Having raised the cash rate three times, monetary policy is well placed to respond to developments and the Board is focused on its mandate to deliver price stability and full employment. It will do what it considers necessary to achieve that outcome.

Today's policy decision was made by majority: eight members voted to increase the cash rate target by 25 basis points to 4.35 per cent; one member voted to leave the cash rate target unchanged at 4.10 per cent.

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
\$1,175,000+



[See more details](#)

24 Open Drive, Snug

This is 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.



Smartre Sale
\$775,000



[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. Whether you require multiple bedrooms, additional living areas, a home office, or creative retreat spaces, the layout provides fantastic versatility and seamless flow throughout.



Smartre Sale
\$1,680,000



[See more details](#)

For Lease



Unit 5/160 Bungana Way, Cambridge

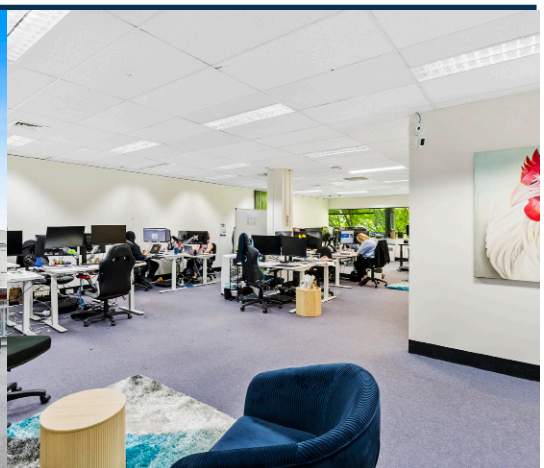
A rare opportunity to occupy an excellent, contemporary and well positioned warehouse located within the popular and growing Cambridge Industrial Precinct located approximately 13 kilometres from Hobart's CBD. A fantastic warehouse to provide a home for your business.

Contact Agent

ZONE Industrial/ Warehouse



[See more details](#)

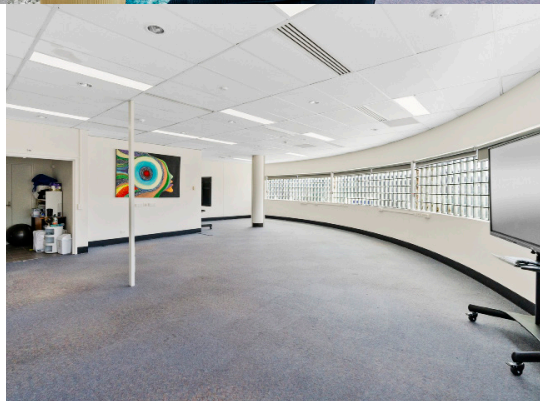


Level 1/ 370 Main Road, Glenorchy

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](#)



6/3 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

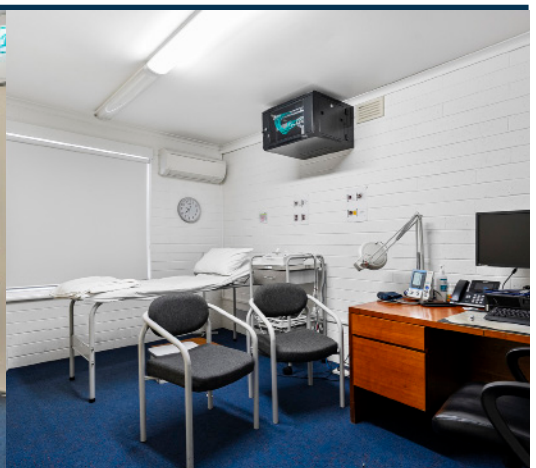
The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for on-site signage to promote your business. The premise comprises a showroom of approximately 92sqm, with storage/amenities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

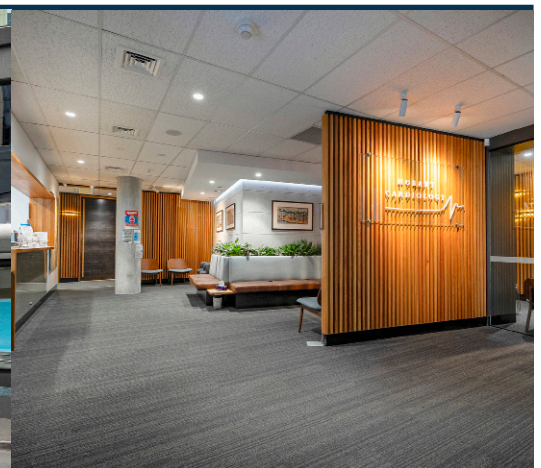


Ground Floor/25 Argyle Street, Hobart

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](#)