

HOBART TASMANIA

Property Magazine

15 May 2026

FREE

PROPERTY
OF THE WEEK

3 Fig Place,
GEILSTON BAY PAGE 2



Edwards Windsor

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

Property of the Week



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.

Step inside to discover a light-filled interior with a fresh, contemporary feel. The spacious open-plan living and dining area captures an abundance of natural light, creating a warm and inviting atmosphere ideal for both everyday living and entertaining. Timber features and quality finishes enhance the sense of calm and style throughout.

The modern kitchen is thoughtfully designed and the three well-proportioned bedrooms provide comfortable accommodation with pleasant outlooks.

Outdoors, enjoy the feel of a bush setting within suburbia all just moments from local amenities and a short 15 minute drive to the city and CBD.



Smartre Sale
\$1,175,000



3



2



4

[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 a picturesque character residence nestled within one of Sandy Bay's most highly sought-after cul-de-sacs situated only moments from local amenities, quality schools, shopping precincts and the stunning waterfront. 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
\$1,649,500

4
 2
 1

[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.



\$620/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](#)

36a Proctors Road, Dynnyrne

This beautifully refreshed top-floor apartment offers breathtaking views across 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. The spacious kitchen is well-equipped with a fridge, microwave, dishwasher, and ample storage. There is also a large wooden deck and three off-street parking spaces.



\$895/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.

\$400/wk

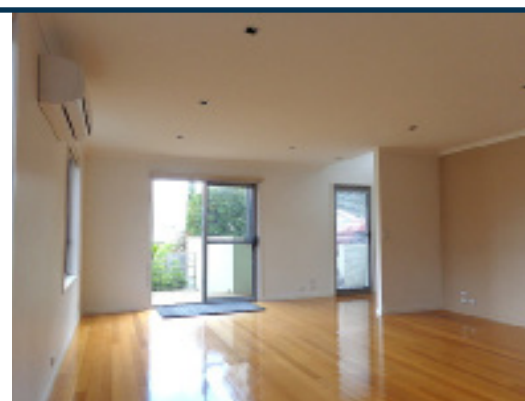


[See more details](#)

2/16 Fairview Drive, Kingston

Set in a well established street in the rapidly growing suburb of Kingston, this well-presented three-bedroom villa offers comfort, convenience, and scenic living. Enjoy beautiful mountain views from your private deck—perfect for relaxed afternoons or entertaining guests. A single remote garage with internal access, along with an additional off-street parking space, adds to the home's practicality.

\$600/wk

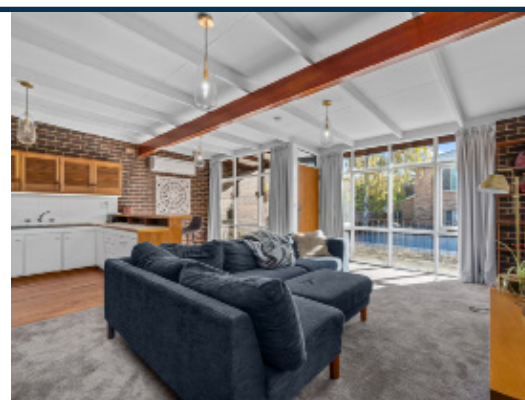


[See more details](#)

2/66 Regent Street, Hobart

Filled with natural light the home features a spacious living area, two generous bedrooms with ample cupboard space, stylish updated flooring, and a well-appointed kitchen designed for everyday ease. The functional bathroom, efficient heating and cooling, and included dryer all add to the comfort. Positioned within walking distance to shopping centres, cafes, and local amenities, and with easy access to public transport, reputable schools, and UTAS, this is a fantastic opportunity to enjoy low-maintenance living in a great location.

\$490/wk



[See more details](#)

2/3 Mariner Circle, Huntingfield

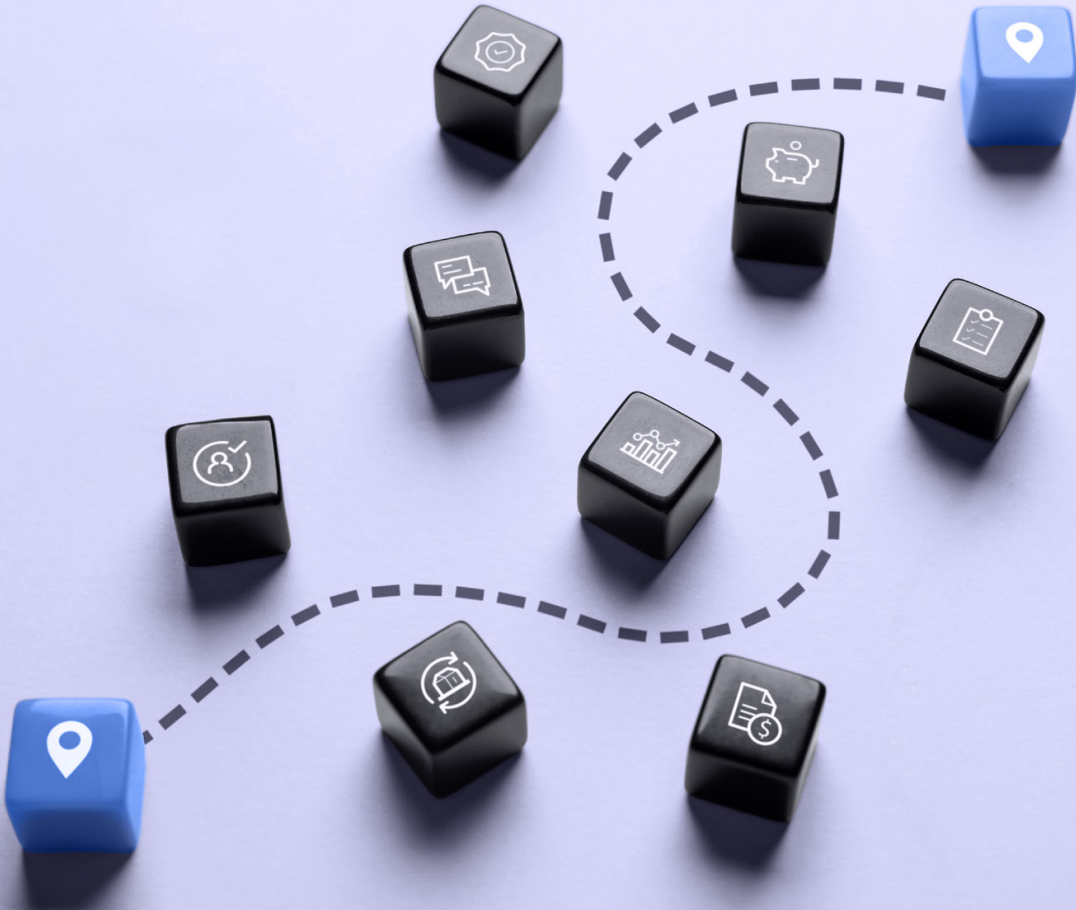
This delightful fully fenced villa unit is superbly situated in a quiet, yet handy location and only five minutes from Kingston shops and services. The kitchen is large and naturally lit with a pleasant garden outlook. There is a substantial pantry and plenty of bench space for meal preparation with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

\$520/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.

Edwards Windsor
a smartre agency

03 6234 5500

rsales@ewre.com.au
Level 2, 89 Brisbane Street,
Hobart, Tasmania 7000

Article

Budget walks a fine line between tax reform and housing delivery

Article by Property Australia via the Property Council of Australia, May 13 2026

The 2026-27 Federal Budget lands at a delicate moment for housing supply, investment and confidence.

For months, the Property Council has been clear on what Australia needs: more homes delivered at speed and at scale, backed by policy settings that attract capital, streamline approvals and unlock infrastructure. This Budget responds to that challenge in parts, but it also steps firmly into more uncertain territory.

The Government has announced significant changes to the way housing investment is taxed. The 50 per cent capital gains tax discount will be replaced with indexation, alongside the introduction of a minimum 30 per cent tax on capital gains from 1 July 2027. At the same time, negative gearing will be limited so that only new housing can access full settings, with established housing facing tighter rules.

Tax policy does not operate in isolation. It shapes behaviour, particularly for long term capital. Housing investment decisions are made over years, and what matters is not only the incentive at the start of a project, but also the treatment of that investment at the exit.

This matters at a time when the sector is already carrying significant pressure. Labour costs remain elevated, material prices are volatile, and borrowing costs continue to weigh on project feasibility. Margins are tight, and in many cases, the decision to proceed or not proceed with a project rests on relatively small changes to risk and return.

That is why the preservation of more favourable treatment for new housing is so important.

The real test will be how investors respond.



Alongside these tax changes, the Budget includes practical measures that go directly to longstanding industry advocacy.

A central feature is the \$2 billion Local Infrastructure Fund, delivered over four years from 2026–27, which lifts total Commonwealth investment in housing enabling infrastructure to around \$6 billion.

This funding will support local governments and utility providers to deliver essential infrastructure (roads, water, power and sewerage) that is required before a home can be built. It is expected to help unlock up to 65,000 homes across the country. This is where policy meets delivery.

Too often, projects stall after planning approval because the enabling infrastructure is not in place. Investment in this “last mile” remains one of the most effective ways to accelerate new housing supply, particularly in outer metropolitan and growth areas.

The Budget also commits \$500 million to streamline environmental approvals, including funding for bilateral agreements with states and territories and improved systems to reduce duplication and delays.

These reforms, alongside broader measures to improve productivity, reduce compliance costs and create more consistent national systems, are steps in the right direction.

Taken together, they reflect elements of what the industry has consistently called for: fewer bottlenecks, faster approvals and targeted investment to unlock supply.

But the interaction between these measures and the new tax settings will ultimately determine the outcome.

Encouraging investment in new housing requires alignment across all policy levers. Infrastructure funding, planning reform and tax policy must pull in the same direction. If one part of the system works against another, the net effect on supply can be diminished.

The coming months will be critical in understanding how this balance plays out.

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

1
 1
 0

[See more details](#)

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.



Expressions of Interest

20
 18
 20

[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

3
 2
 2

[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
\$775,000

3
 2
 1

[See more details](#)

For Lease



Unit 5/160 Bungana Way, Cambridge

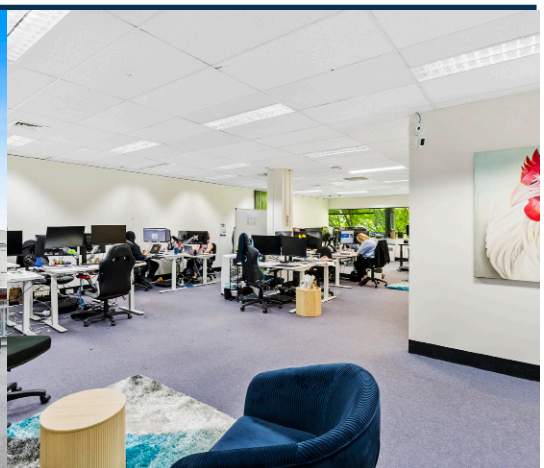
A rare opportunity to occupy an excellent, contemporary and well positioned warehouse located within the popular and growing Cambridge Industrial Precinct located approximately 13 kilometres from Hobart's CBD. A fantastic warehouse to provide a home for your business.

Contact Agent

ZONE Industrial/ Warehouse



[See more details](#)

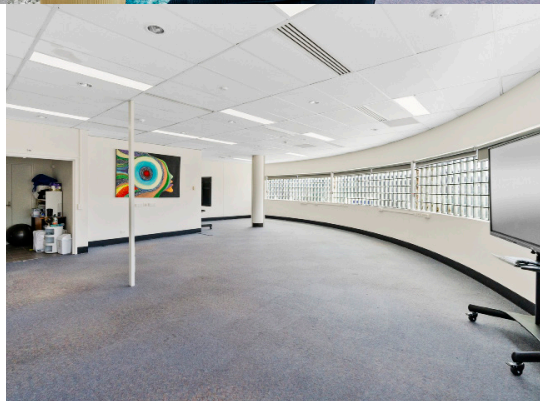


Level 1/ 370 Main Road, Glenorchy

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](#)

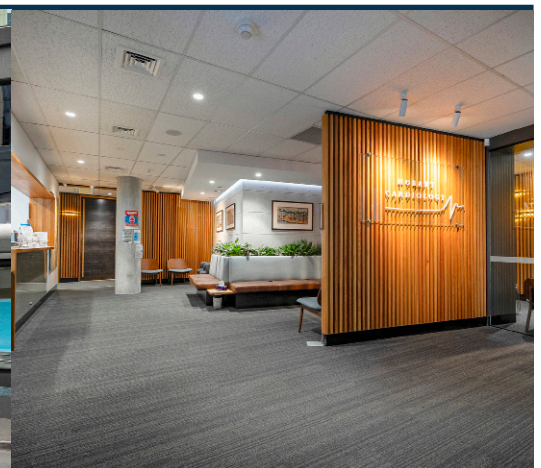


Ground Floor/25 Argyle Street, Hobart

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](#)