

HOBART TASMANIA

Property Magazine

05 June 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



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](#)



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 **\$1,175,000** 3 2 4

[See more details](#)

For Rent

335 Brooker Highway, Lutana

The convenience of having the Brooker Highway on your doorstep is unparalleled in this spacious three bedroom home. This property boasts an open plan living and dining area, large master bedroom with plenty of storage in the walk in wardrobe, and two more well sized bedrooms. The yard space offers plenty of space while being simple to maintain, a patio area to enjoy the afternoon sun and plenty of external storage. Despite being able to reach the city in less than ten minutes, the noise from the Brooker Highway is surprisingly quiet in the main living area and sunny front facing bedroom.

\$595/wk



[See more details](#)



2/8 Bowden Drive, Bridgewater

This modern, low maintenance unit is ideal for families being located just across the road from the local primary school and close to public transport. Offering open plan living, the kitchen has ample bench and storage space, and flows freely to the combined lounge & dining. Other features include a bathroom with shower over bath, main bedroom with ensuite, heat pump and fully fenced rear yard area.

\$495/wk



[See more details](#)



2/103 Redwood Road, Kingston

This well-presented, single-storey villa offers low-maintenance living in a convenient location close to shops, transport, and schools. Key benefits include heat pump for year-round comfort, spacious open-plan lounge, dining and kitchen, modern kitchen with a dishwasher, two double bedrooms with large built-in wardrobes, bright bathroom with separate shower and bath, separate toilet and laundry with built-in cupboard, excellent storage options throughout, garden shed, single carport included and private deck off the living area with lovely views.

\$480/wk



[See more details](#)



21 Clutha Place, South Hobart

Positioned in a quiet no-through street and tucked away amongst the treetops in a peaceful, leafy bushland setting is this unique three-bedroom home. Features include an inviting entry foyer, well-appointed kitchen, light-filled dining area, spacious lounge room, flexible floor plan to suit home office or fourth bedroom needs, convenient powder room, expansive timber deck, master bedroom with walk-in wardrobe, main bathroom with spa bath, separate shower, bedroom with built-in wardrobes, self-contained-style studio retreat and more.

\$675/wk



[See more details](#)



For Rent

2/4 Lochner Street, South Hobart

This inviting downstairs unit offers a comfortable and low-maintenance lifestyle in a prime West Hobart location. The open-plan kitchen, dining, and living area creates a bright and welcoming space, perfect for relaxing or entertaining. The kitchen has been freshly renovated. The bedroom includes built-in storage, while additional shelving in the living area offers the perfect space to display your favourite items. The bathroom features a shower over bath, a toilet, and provisions for a washing machine. For year-round comfort, the unit is equipped with a heat pump. Outside, a private concrete area offers a peaceful spot to sit, relax, and enjoy the view.



\$450/wk



[See more details](#)

74 Regent Street, Sandy Bay

Step into the charm of this beautifully presented Federation home, offering both character and comfort. Featuring 3–4 generous bedrooms, the home provides a flexible floor plan perfect for families, professionals, or students seeking extra space for a study or guest room. At the heart of the home is a spacious eat-in kitchen complete with a wall oven, ideal for relaxed meals and entertaining. Each room is fitted with its own electric heater to keep you comfortable throughout the cooler months and there is a lock-up garage for secure storage.



\$680/wk



[See more details](#)

27 Devines Road, Glenorchy

Located just a short drive to the Glenorchy City Centre, schools and services and also close to transport, having just had a full renovation. The home comprises a spacious, light-filled open plan living area with heat pump, a new well-designed kitchen with plenty of cupboard space, under-bench oven, hotplates and dishwasher, three good sized bedrooms with new carpet, a new bathroom with corner shower, and separate laundry and toilet areas. The rear yard is fully fenced with a new entertaining deck and is easy care. There is off-street parking for 3 cars.



\$610/wk



[See more details](#)

3 Whitewater Crescent, Kingston

This home features open plan living, dining and kitchen areas that flow seamlessly onto a fantastic entertaining deck, perfect for relaxing or hosting guests. The master bedroom includes an ensuite and generous built-in wardrobes, while the additional two bedrooms are both well-sized and also offer built-ins. Comfort is ensured year-round with a heat pump and panel wall heaters. Outside, the securely fenced yard provides plenty of space, with a large open parking area ideal for multiple vehicles, a boat or trailer.

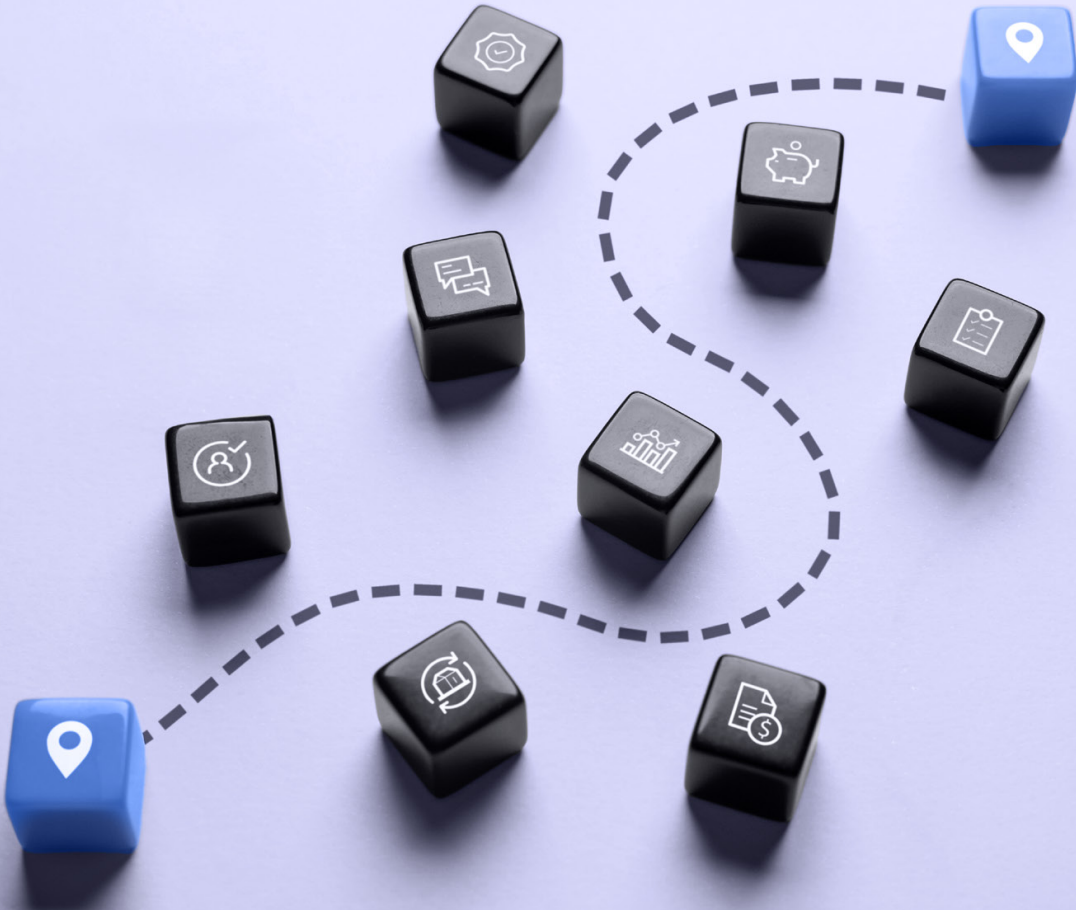


\$595/wk



[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

Why Hobart is tipped for long-term property growth

Article by Jarrad Bevan via the Mercury, accessed on Realestate.com, first published May 23 2026

New analysis from Hotspotting has revealed a surprising housing market sits atop the property prospects pile.

Hotspotting's Top 10 National Best Buys report for May ranked greater Hobart as its No.1.

Director of the real estate research firm Tim Graham said Hobart has re-emerged as one of Australia's most balanced capital city markets, combining affordability, lifestyle appeal and a deepening economic base.

Hobart's fundamentals never went away, including affordability, liveability and a pipeline of major projects that underpin confidence, he said.

Mr Graham said momentum is rising across Hobart, Clarence, Glenorchy and Kingborough, supported by a number of major infrastructure projects.

"Vacancy rates remain critically low, with many suburbs sitting below 1 per cent, while yields remain comparatively strong for a capital city," he said.

"Affordable suburbs such as Glenorchy, Rokeby, Kingston and Howrah continue to attract investors and owner-occupiers."

Hotspotting founder Terry Ryder said this approach is designed to identify markets before the broader market recognises their potential.

"Our latest research is about identifying future growth markets before the best years of price growth have been fully priced in with the latest results demonstrating the strength of that methodology," he said.



For Sale

Edwards Windsor a smartre agency

Considering Selling
your Property?

Let's map out your
Smartre Sale.



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
\$749,000

3
 2
 2

[See more details](#)

Have you thought about a career in Real Estate Sales?



***Experience in Real Estate is not required.**

Please apply online or email a covering letter and resume to: careers@ewre.com.au

745 Leslie Road, Leslie Vale

Tucked away in a peaceful, bushland setting on approx. 2.462 hectares this presents 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. Step outside and you'll discover a delightful enclosed yard area – ideal for children, pets, or simply enjoying the surrounding tranquillity in complete privacy.



Smartre Sale
\$799,000

3
 1
 5

[See more details](#)

For Lease



Unit 5/160 Bungana Way, Cambridge

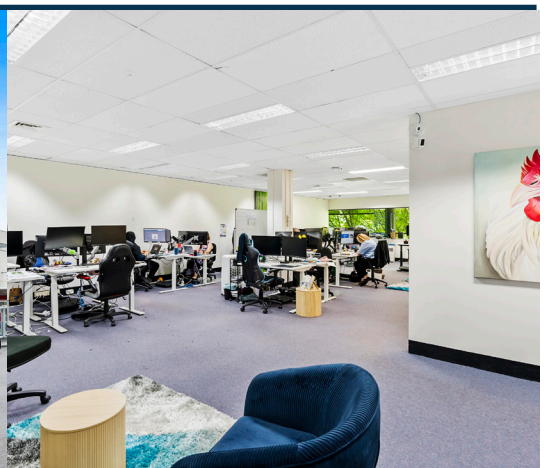
A rare opportunity to occupy an excellent, contemporary and well positioned warehouse located within the popular and growing Cambridge Industrial Precinct located approximately 13 kilometres from Hobart's CBD. A fantastic warehouse to provide a home for your business.

Contact Agent

ZONE Industrial/ Warehouse



[See more details](#)

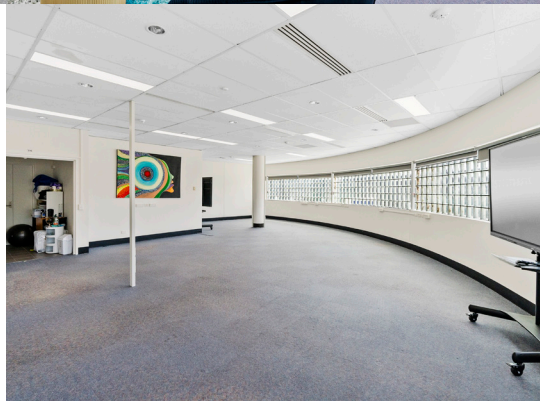


Level 1/ 370 Main Road, Glenorchy

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

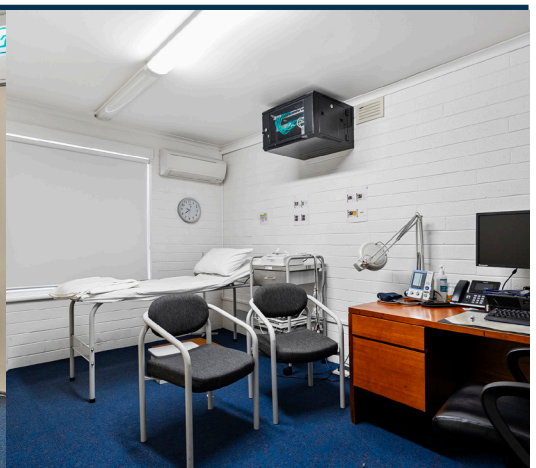
The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for on-site signage to promote your business. The premise comprises a showroom of approximately 92sqm, with storage/amenities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

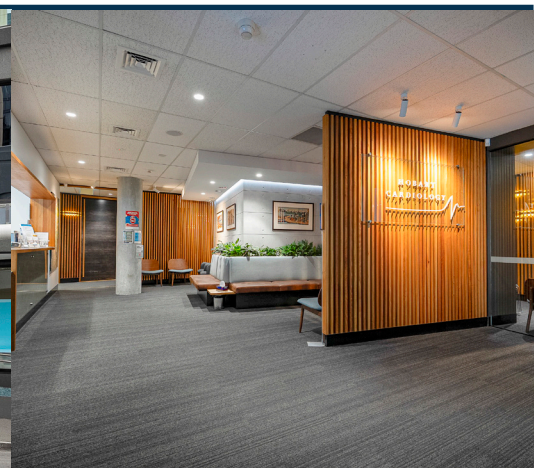
\$18,500

+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](#)