

HOBART TASMANIA

Property Magazine

12 June 2026

FREE

PROPERTY
OF THE WEEK

2 Havelock Avenue,
GOODWOOD PAGE 2



Edwards Windsor

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

Property of the Week



2 Havelock Avenue, Goodwood

Positioned in a convenient and family-friendly location, this charming weatherboard home offers comfort, security, and outstanding lifestyle appeal. Featuring three bedrooms, a spacious bathroom, and a fully secure yard, this property presents an excellent opportunity for first-home buyers, growing families, and savvy investors alike.

Step inside to discover a warm and inviting home with a practical floorplan designed for everyday living. The updated bathroom has been thoughtfully modernised and includes a walk-in shower, contemporary vanity, and toilet. A second toilet adds extra convenience, while the spacious laundry provides ample room for storage and household functionality.

Outside, the property continues to shine with its fully fenced and secure yard, complete with an electronic gate for added privacy and peace of mind. Vehicle accommodation is well catered for with a carport, separate garage/workshop, and additional storage sheds, offering plenty of space for hobbies, tools, or recreational equipment.

Smartre Sale
Offers Over \$650,000



[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.



Expressions of Interest



[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



[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.

\$570/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](#)



13 Ashbourne Grove, West Moonah

This charming and well-maintained family home, offers the perfect blend of character, comfort, and practicality. Featuring four spacious bedrooms, all with built-in wardrobes, this home provides plenty of room for the whole family. The modern kitchen is well-appointed and having just had new carpet and vinyl flooring installed throughout, the home feels fresh, modern, and ready to enjoy. Stay comfortable all year-round with a heat pump in the living room. Step outside to enjoy the fully fenced, flat rear yard, carport and generous under-house storage.

\$695/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](#)



28A Main Road, Claremont

Beautifully presented both inside and out, having just been repainted with new carpet and blinds, this immaculately presented 3-bedroom home offers modern comfort, generous living spaces, and an unbeatable location in the heart of Claremont. Positioned directly opposite Claremont Village, this home offers exceptional convenience, with easy access to shops, cafés, services, schools, public transport and recreational facilities, while being just a few minutes drive from MONA.

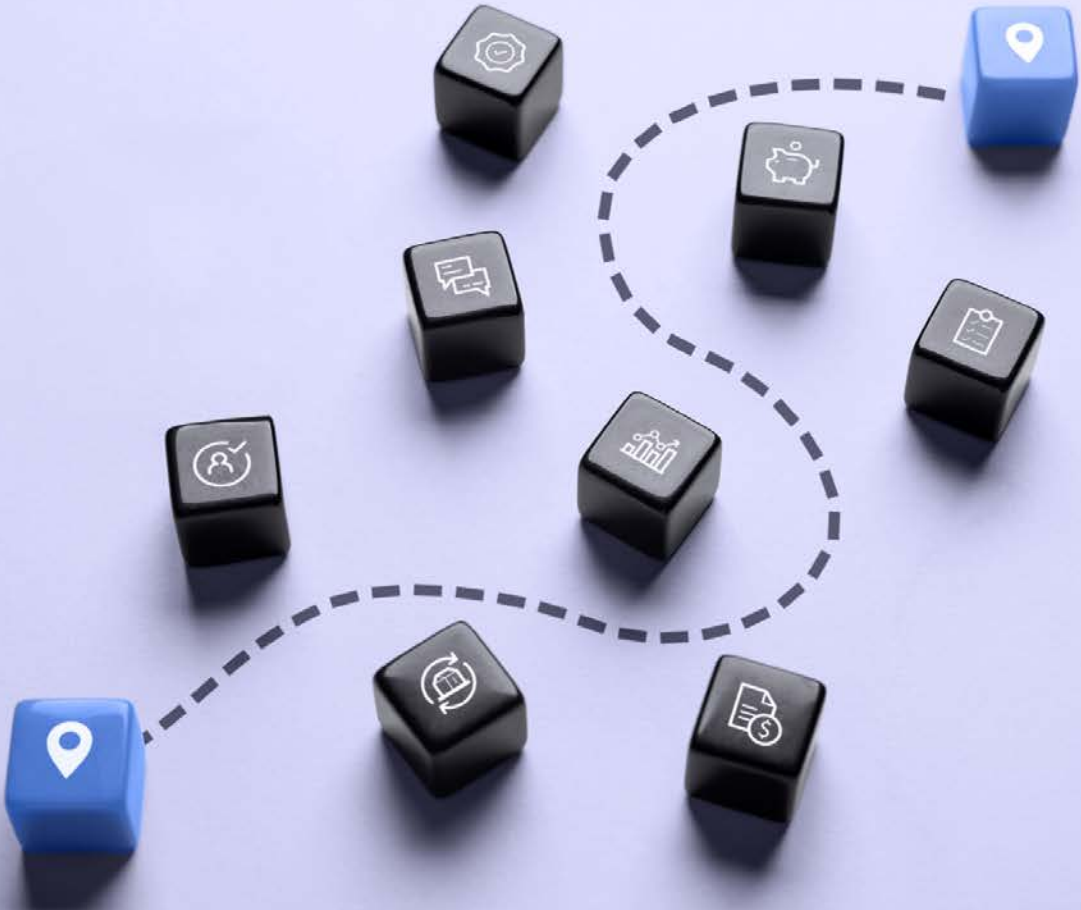
\$640/wk



[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

Left out in the cold: Tasmania winds down \$30,000 first home owners grant and confirms end to stamp duty savings

Article by Hope Coumbe, accessed on Realestate.com, first published May 25 2026



While the federal budget placed first-home buyers front and centre in policy changes, those in Tasmania are set to feel the pinch from their own government.

Tinkering to housing policy announced in the 2026 Tasmanian state budget will leave new entrants into the property market scrambling, with any extensions to first-home buyer incentives failing to materialise.

The temporary boost to the state's \$10,000 First Home Owners Grant – which took the handout to \$30,000 in 2021 – will not be extended.

The higher level was first introduced more than five years ago and was removed for the 2024-25 financial year, before being reinstated.

From 1 July this year, treasurer Eric Abetz confirmed the grant will instead switch to a \$20,000 payment.

“Owning your first home is a major milestone, and the grant will make a real difference for Tasmanians trying to enter the market,” he said.

While higher than the \$10,000 new buyers in the state received before the boost, the move still falls \$10,000 short on last year's offering.

It comes as new data from the Australian Bureau of Statistics shows Tasmania and New South Wales were the only states where the pipeline of new home approvals was up in March.

Following the announcement, the Housing Industry Association said it was crucial the FHOG continued to build confidence in the Tasmanian market.

“The temporary \$30,000 grant has helped many Tasmanians bring forward decisions to build, and that support has mattered during a tough period for affordability,” executive director for Tasmania Benjamin Price said.

“What's important now is certainty, and setting the grant at \$20,000, rather than allowing it to fall back to \$10,000.”

Though the state government left stamp duty concessions largely unchanged, an important detail for first-home buyers is also set to decrease buyers' chances to save cash.

While those buying or building a new home can still take advantage of a full exemption, the stamp duty relief on established homes, set to expire at the end of June, will not be extended.

First-home buyers in the southernmost state who choose to get in the market by purchasing an existing property will go back to paying normal stamp duty rates from the new financial year.

It comes after the Tasmania government abolished stamp duty for properties with values under \$750,000 in 2024.

Eligible first-home buyers had been able to save up to \$28,945 in stamp duty fees on homes bought between February 2024 and June 2026, as long as they lived in their home for six months within 12 months of ownership.

Home prices in Tasmania have continued to increase over the last year, with median prices in Hobart up 10.5% in the 12 months to April.

Hobart is the second most affordable capital in the country, behind Darwin, the PropTrack Home Price Index shows.

The median value of a home in Hobart is \$728,000 while the rest of Tasmania has a median price of \$572,000.

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



[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. The garden and rear yard are fully fenced ensuring safety and security.

Smartre Sale
\$1,649,500



[See more details](#)

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



[See more details](#)

For Sale



13 Salamanca Square, Battery Point

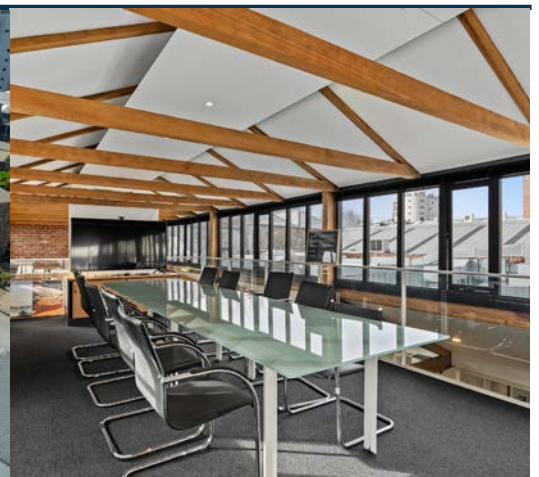
Positioned in the heart of vibrant Salamanca, this space offers a rare and unique opportunity to secure a functional commercial space in one of Hobart’s most tightly held precincts. Ideal for a variety of uses, the property features a predominately open and light filled control and storeroom currently split into two rooms as well as a highly sought-after secure single car park.

**Smartre Sale -
Contact Agent**



Offices/Other

[See more details](#)



22 Salamanca Square, Battery Point

Located within the heart of Hobart’s iconic waterfront and Salamanca Precinct, a short walk from both Hobart’s CBD and historic Battery Point, the property has been impressively redeveloped to showcase its unique heritage features blended with versatile modern functionality. The premises are currently configured into two tenancies, a popular and long established bookshop on the ground floor with a realestate office occupying the the upper level plus ground floor storage and mezzanine.

**Smartre Sale -
Expressions of Interest**



[See more details](#)

Offices

For Lease



Unit 5/160 Bungana Way, Cambridge

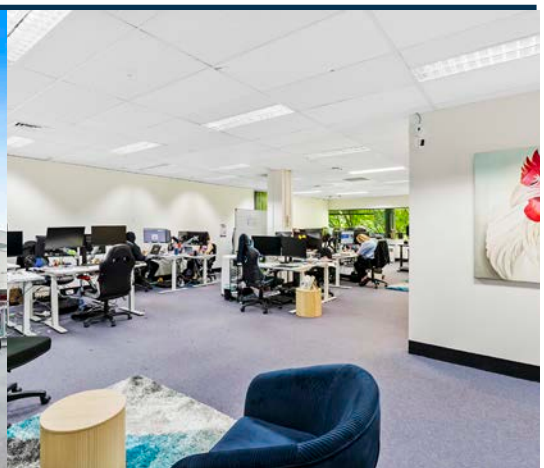
A rare opportunity to occupy an excellent, contemporary and well positioned warehouse located within the popular and growing Cambridge Industrial Precinct located approximately 13 kilometres from Hobart's CBD. A fantastic warehouse to provide a home for your business.

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



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.

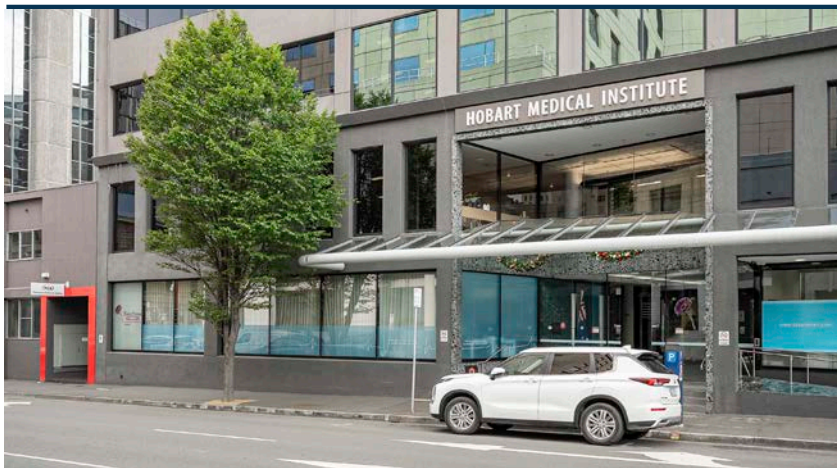
\$18,500

+outgoings
+GST

ZONE Office



[See more details](#)

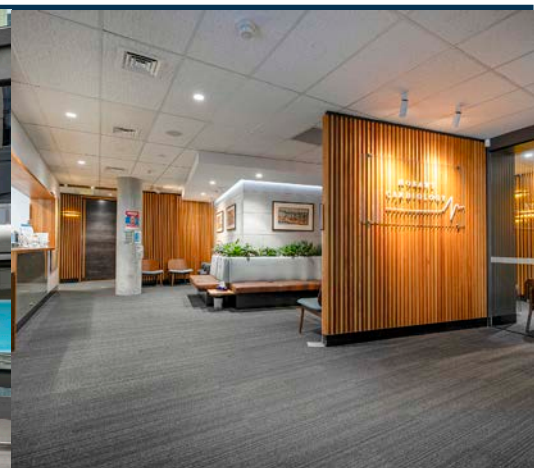


Ground Floor/25 Argyle Street, Hobart

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](#)