

HOBART TASMANIA

Property Magazine

26 June 2026

FREE

PROPERTY
OF THE WEEK

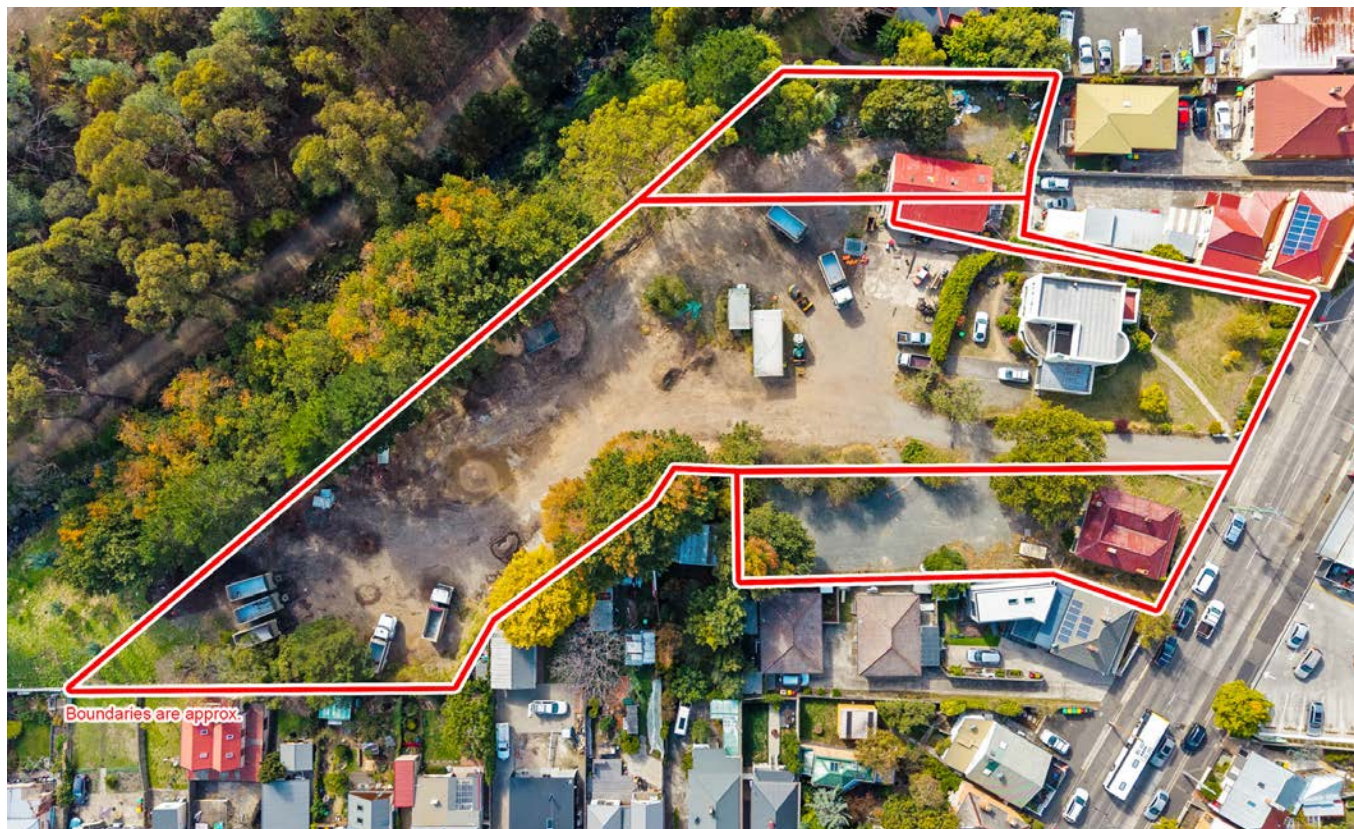
Males Sand 377-383 Macquarie Street, SOUTH HOBART PAGE 2



Edwards Windsor

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

Property of the Week



Males Sand 377-383, Macquarie Street, South Hobart

Edwards Windsor is excited to present 377 & 383 Macquarie Street, South Hobart to the market—an exceptional and rare opportunity to secure a substantial and highly versatile development site, in a sought after city fringe location.

This site is the former Males Sand landscaping yard with a site area of approximately 7,380sqm* contained within multiple titles. The property has dual zoning being classified as predominately Inner Residential with Local Business zoning along its 50metres* of Macquarie Street frontage.

This property has substantial development potential for multi unit apartments, standalone residences and commercial purposes (STCA) and is in a highly sought after location, within the inner-city suburb of South Hobart less than 2km from the Hobart CBD.

Already on the property are existing improvements in the form of a two storey Art Deco residence (currently leased), workshop, office and single storey dwelling.

The property has been remediated and is ready for development (STCA).

*approximately

Expressions of Interest
closing 3pm, Wednesday 8
July 2026



[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



3/51 Mount Stuart Road, Mount Stuart

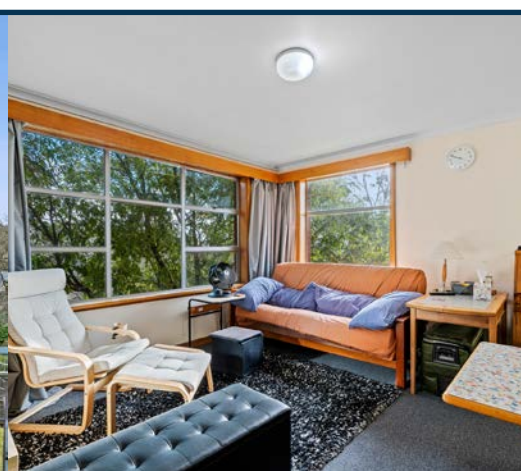
Enjoying elevated views across Hobart and the River Derwent, this bright and inviting two-bedroom apartment offers a fantastic opportunity to secure a home in the desirable suburb of Mount Stuart. Designed for comfortable everyday living, the light-filled interior creates a warm and welcoming atmosphere throughout. Comfort is assured year-round with the inclusion of both a heat pump and electric heating, allowing you to enjoy the home through every season. A designated car space adds to the property's appeal, while being within easy reach of Hobart CBD.



Smartre Sale
\$575,000



[See more details](#)



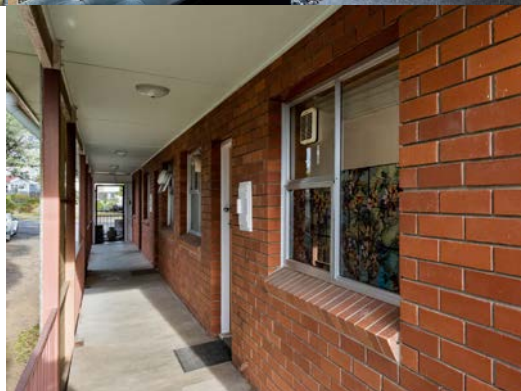
6/469 Nelson Road, Mount Nelson

Nestled in the tranquil hills of Mount Nelson, this well-maintained studio apartment presents an excellent opportunity for first-home buyers, investors, or those seeking a low-maintenance lifestyle. A fantastic feature is the abundance of storage throughout the apartment, including extensive hallway storage, offering practical solutions rarely found in studio-style accommodation. The easy-care design makes this property an attractive lock-and-leave option or a straightforward addition to an investment portfolio.

Smartre Sale
\$399,000



[See more details](#)



For Rent

2/12a Lynton Avenue, South Hobart

Located in a prime spot in South Hobart, this compact two-bedroom unit offers plenty of space and modern conveniences. A large open plan kitchen and living area, private balcony, and the separation of two upstairs bedrooms give unparalleled convenience. Close proximity to local schools, shops, UTAS, and Hobart CBD make this property a fantastic opportunity for all walks of life. Other features include the one designated carspace and no yard maintenance which is taken care of by a Body Corporate.

\$520/wk



[See more details](#)



107 Gormanston Road, Derwent Park

Located in a highly convenient pocket of Derwent Park, this well-positioned home offers flexible living just minutes from Glenorchy and an easy commute to Hobart CBD. Inside, the property provides a functional and adaptable layout, featuring two well-sized rooms, a separate living space, as well as another room perfect for a study or home office. A practical kitchen and bathroom to complement the house. This property is ideal for those looking for a low-maintenance home with versatility.

\$580/wk



[See more details](#)



10 Trumpeter Street, Battery Point

Perfectly positioned in the heart of historic Battery Point, and just a short stroll to Salamanca Place, Hobart's waterfront and the CBD, this charming home offers an enviable lifestyle in one of Hobart's most sought-after locations. Spanning two levels, the property features a functional, upgraded kitchen and a modern bathroom incorporating laundry facilities. The spacious, light-filled living area is kept comfortable year-round with a heat pump, while three generous double bedrooms provide flexible accommodation.

\$680/wk



[See more details](#)



8/40-44 Tasma Street, North Hobart

Ideally located just moments from the iconic North Hobart restaurant strip and within walking distance to the CBD, this charming top-story apartment offers lifestyle and convenience in one of Hobart's most sought-after suburbs. Key features include spacious top floor apartment, large living area with beautiful bay window, great natural light, character-filled interiors, tidy kitchen and bathroom. Enjoy the best of North Hobart with cafés, bars, and public transport all just around the corner. This apartment offers a relaxed, low-maintenance lifestyle in an unbeatable location.

\$420/wk



[See more details](#)



For Rent

2/4 Lochner Street, West 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.

\$430/wk



[See more details](#)



41 Centenary Crescent, Claremont

This beautifully presented three-bedroom family home is sure to impress, offering exceptional comfort, stunning views, and perfectly designed outdoor living spaces ideal for entertaining or simply unwinding. Features include a well-appointed kitchen, separate lounge, three generously-sized bedrooms, functional and tidy bathroom, separate toilet, large covered entertaining deck off the upstairs living area, second covered deck and third garden deck, expansive underhouse storage/workshop/rumpus area and fully fenced yard.

\$530/wk



[See more details](#)



2/56 New Town Road, New Town

Conveniently situated close to both New Town and Hobart City, this apartment boasts unparalleled access to shops, restaurants, New Town Primary School and Calvary Lenah Valley Hospital. Despite an unassuming appearance from the street, this apartment is private, quiet, and deceptively spacious. Enjoy well-sized bedrooms, tasteful fixtures and afternoon sun in the large outdoor entertaining space. There is no designated car park for this property, but plentiful parking at your doorstep on New Town Road.

\$515/wk



[See more details](#)



5/18 Carnegie Street, Claremont

This immaculately presented unit offers a perfect combination of comfort, style, and convenience, making it an ideal place to call home. Positioned in a quiet and well-maintained complex, this lovely property features a light-filled living area, a well-appointed kitchen, and two comfortable bedrooms, all designed to provide easy, low-maintenance living. The home has a warm and welcoming feel throughout, making it perfect for those seeking a peaceful lifestyle while still being close to everything. Located just minutes from local amenities and services.

\$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

Hobart rental crisis deepens as new data reveals hundreds of beds lost

Article by Jarrad Bevan, via the Mercury accessed on Realestate.com, first published Jun 25 2026

Hobart renters were already doing it tough, and now their housing challenge is worsening.

New data has shone a light on the city's shrinking rental pool, with 153 beds lost in Hobart in the year to May and a further 166 beds gone from the rest of Tasmania.

The FoundIt research showed Hobart Inner had lost the largest number of beds (68), and 25 former rental properties were listed for sale.

Over the year in this area, house rents increased by \$70 per week while unit prices grew by \$50.

Report author and FoundIt head of research Kent Lardner said the pressure was sharpest in a few suburbs.

He said that for house renters, the steepest annual rises were in Sandy Bay (up \$100 per week), Mount Nelson-Dynnyrne (\$80), and New Town (\$70).

For unit renters, Mount Nelson-Dynnyrne rents grew by \$70 per week, Hobart (\$60), and New Town (\$55).

"First-home buyers hoping the sell-off opens a window will find little relief: median house prices across those suburbs sit around \$881,000 to \$1.34m, and units around \$460,000 to \$680,000," he said.

"The households being squeezed out of leases here are, in most cases, well short of affording to buy."

The next worst-hit areas were Hobart's North West region, including Austins Ferry, Moonah and New Norfolk, where 32 beds were lost and 11 ex-rentals were listed for sale.

Rents rose in this region by \$65 per week for houses and \$30 for units.

In the North East corner of the city — including Howrah, Tranmere, South Arm, Geilston Bay — 21 bedrooms were lost as eight former rentals were listed for sale.

Prices increased here, too, by \$35 per week for houses and \$25 per week for units.

Mr Lardner said that rental supply across much of the country had already been declining prior to the federal budget announcements and warned this trend was set to worsen in the months ahead.



He noted that while investment property sales had fallen compared to previous years, the pace at which new rental stock was entering the market had also slowed as prospective investors continued to exit.

"There will always be some landlords who need to sell because of divorce, death, retirement, or other reasons — that hasn't changed — the difference is that fewer new rentals are being cycled back into the market," he said.

"Now, especially in established areas, if a rental is sold, it's not being replaced."

This loss of rental stock will drive up rents, he said.

"There will be many suburbs where the rental stock may become so tight that many tenants will be pushed out of their area simply by there not being enough rental homes," he said.

"Those homes that are available will be taken by the tenants with the deepest pockets."

Mr Lardner added that this trend would worsen in the coming months because investor sales and purchases over the past month likely reflected decisions made before the budget.

"We haven't even seen the tip of the iceberg," he said.

FoundIt's research comes as it was recently revealed that Hobart had become more expensive for renters than Melbourne.

Meanwhile, SQM Research figures put Hobart's vacancy rate at 0.6 per cent, stating that rental supply "remains extremely limited". Hobart is the second-tightest market behind only Darwin.

For Sale

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. Nestled in a quiet cul-de-sac and framed by lush greenery, 3 Fig Place is a private retreat designed for relaxed living. Perfectly suited to first home buyers, downsizers or investors seeking a low-maintenance property in a peaceful location, 3 Fig Place offers contemporary living in a beautiful, leafy retreat — all just moments from local amenities and a short 15 minute drive to the city and CBD.

Smartre Sale
\$1,095,000



[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
\$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
\$1,595,000



[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
\$775,000



[See more details](#)



For Sale

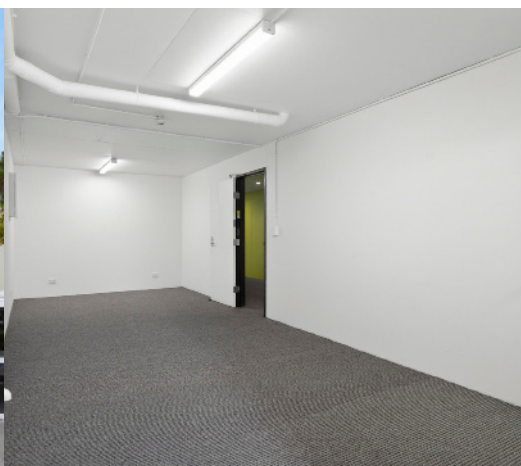


13 Salamanca Square, Battery Point

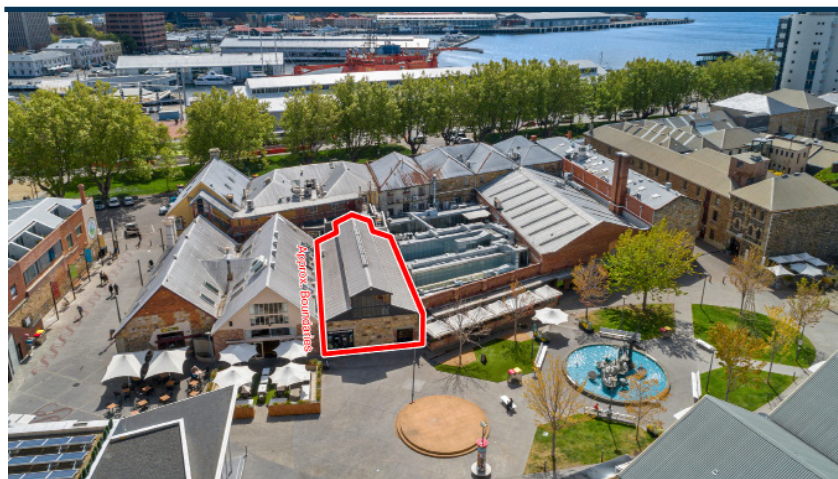
Positioned in the heart of vibrant Salamanca, this space offers a rare and unique opportunity to secure a functional commercial space in one of Hobart's most tightly held precincts. Ideal for a variety of uses, the property features a predominately open and light filled control and storeroom currently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

Smartre Sale -
Contact Agent

Offices/Other



[See more details](#)

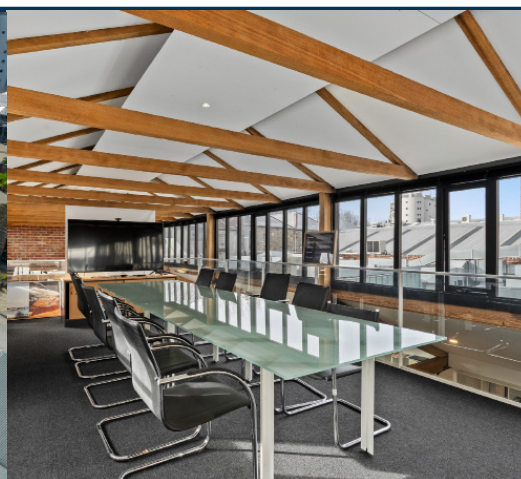


22 Salamanca Square, Battery Point

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

Offices



[See more details](#)

For Lease



Unit 5/160 Bungana Way, Cambridge

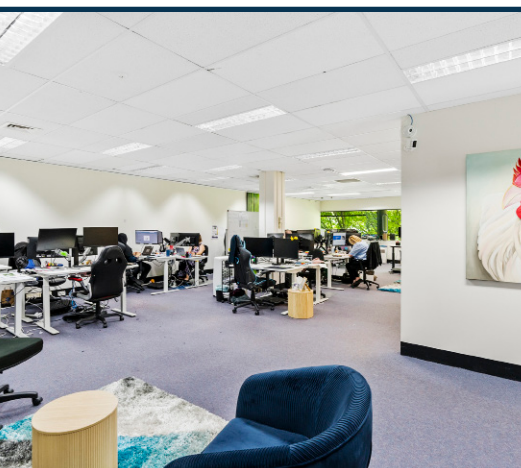
A rare opportunity to occupy an excellent, contemporary and well positioned warehouse located within the popular and growing Cambridge Industrial Precinct located approximately 13 kilometres from Hobart's CBD. A fantastic warehouse to provide a home for your business.

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



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.

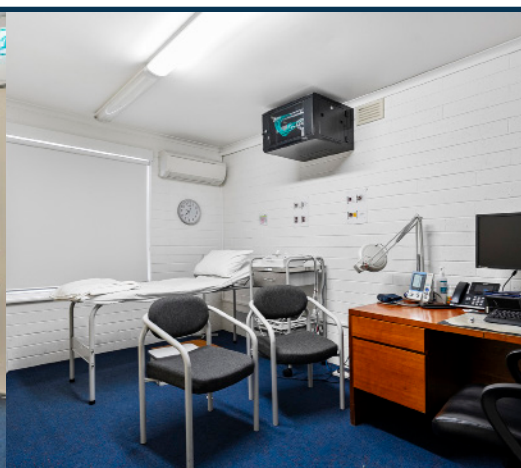
\$29,000

+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](#)