

HOBART TASMANIA

Property Magazine

03 July 2026

FREE

PROPERTY
OF THE WEEK

18 Cowper Road,
CLAREMONT PAGE 2



Edwards Windsor

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

Property of the Week



18 Cowper Road, Claremont

Enjoying mountain and water glimpses from its elevated position, this well-maintained three-bedroom home offers comfortable, move-in-ready living in a convenient, family friendly Claremont location.

Inside, the home features three bedrooms, a central bathroom, and a versatile rumpus room that provides valuable additional living space, ideal as a family room, games room, home office, or children's retreat. Neat and well presented throughout, it is ready to move in and enjoy from day one.

Outside, the covered deck creates the perfect space for entertaining or relaxing while taking in the stunning view. A large garage with room for a workshop provides excellent storage and workspace options, adding to the home's practicality and appeal.

Located within 5 minute drive of Claremont Shopping Plaza for convenience and easy accessibility of amenities, and a comfortable 20 minute commute to the CBD.

Smartre Sale
\$699,000



3



1



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



25/212 Collins Street, Hobart

A sleek, contemporary two-bedroom, two-bathroom apartment offering the perfect blend of comfort, convenience and lifestyle. Positioned right on the doorstep of Hobart's vibrant CBD and backing onto the Hobart Rivulet, this residence delivers the ideal city-based pad for professionals, investors or those seeking a high-performing short stay opportunity. This apartment delivers the best of both worlds: the buzz of the city at your front door and the calming presence of the rivulet at your back. Whether you're after a weekday crash pad, a lock and leave base, or a reliable income producing asset, this property ticks every box.

Smartre Sale
\$825,000



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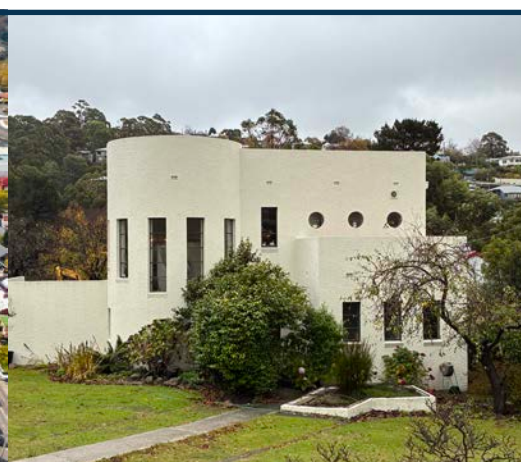
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[See more details](#)


Males Sand 377-383 Macquarie Street, South Hobart

This is 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 50 metres* of Macquarie Street frontage. This property has substantial development potential (STCA) and existing improvements already on the property. (*approximately)

Expressions
of Interest


[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](#)



2/67 Letitia Street, North Hobart

This two bedroom unit is in a secure complex situated on level 2 in the Biggins building of the old Hobart High School. Featuring a spacious open plan kitchen, living and dining area, heat pump, ample storage in the hallway, small bathroom with a shower and laundry area and two double bedrooms with walk in robes. If you are after something a little different, this might be the place for you!

\$420/wk



[See more details](#)



26 Wakeford Avenue, Kingston

This recently renovated 3 Bedroom home is only a short drive from the centre of Kingston where you will find shops, restaurants, health care facilities and schools. The home features a modern kitchen, bathroom and laundry facilities. The kitchen includes a dishwasher, gas stove and double door fridge. The lounge room is effectively heated with a heat pump to keep you cool in summer and nice and cosy in the cooler months. The open plan design ensures plenty of light throughout the home. There is a fully fenced rear yard and garage for convenience.

\$570/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.

\$400/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](#)



5/25 Osborne Esplanade, Kingston Beach

Positioned directly opposite the golden sands of Kingston Beach, this neat and tidy two-bedroom unit offers an enviable coastal lifestyle in one of Southern Tasmania's most sought-after beach side locations. Located on the ground floor, the unit provides easy access via a small private deck into the light-filled living area. Both bedrooms feature built-in robes, while the combined bathroom and laundry includes a shower over bath. A separate toilet adds to the practicality of the home. Enjoy the convenience of being just a short stroll from a vibrant selection of cafés, restaurants, shops and walking tracks.

\$500/wk



[See more details](#)



2/175 Goulburn Street, West Hobart

Perfectly positioned, this inviting two-bedroom home offers a fantastic combination of comfort, character, and city-fringe convenience. Filled with natural light, the home features one well-proportioned bedroom, a welcoming living area and a functional kitchen with ample storage. The layout creates a warm and comfortable space that's ideal for professionals, singles or couples. Located minutes from the Hobart CBD, you'll enjoy easy access to local cafés, shops, parks, schools, and public transport, while still being able to enjoy the relaxed village atmosphere that makes West Hobart one of the city's most sought-after suburbs.

\$400/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.

\$575/wk



[See more details](#)



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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

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, and the site contains 2 visitor spots.

Expressions
Of Interest



20



18



20

[See more details](#)


3/51 Mount Stuart Road, Mount Stuart

Enjoying elevated views across Hobart and the River Derwent, this well-presented two-bedroom apartment offers an outstanding investment opportunity in sought-after Mount Stuart. With a bright, low-maintenance interior, it is ideally positioned to attract strong tenant demand and deliver long-term growth potential. The apartment comprises of two well-proportioned bedrooms, spacious kitchen, modern bathroom, European-style laundry, generous under-stair storage, heat pump and electric heating and a designated car space.

Smartre Sale
\$549,000



2



1



1

[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



4



2



1

[See more details](#)


6/469 Nelson Road, Mount Nelson

Set amidst the peaceful surrounds of Mount Nelson, this immaculately maintained studio apartment presents an exceptional opportunity for first-home buyers, savvy investors, or those looking to embrace an easy-care lifestyle just moments from the city. A fantastic feature is the abundance of storage throughout the apartment. Completing the package is one off-street parking space, while the property's convenient location places you just 10 minutes from both Hobart CBD and Kingston.

Smartre Sale
\$375,000



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1



1

[See more details](#)


For Sale

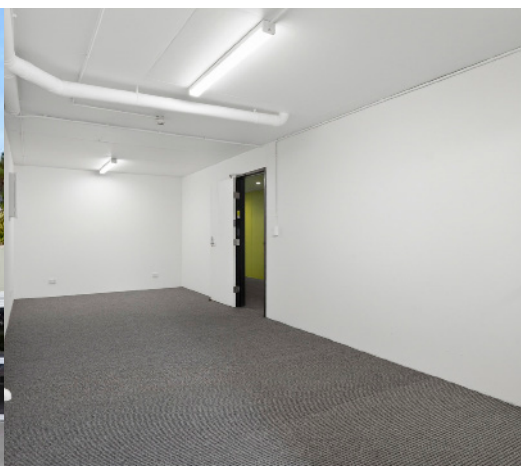


13 Salamanca Square, Battery Point

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](#)

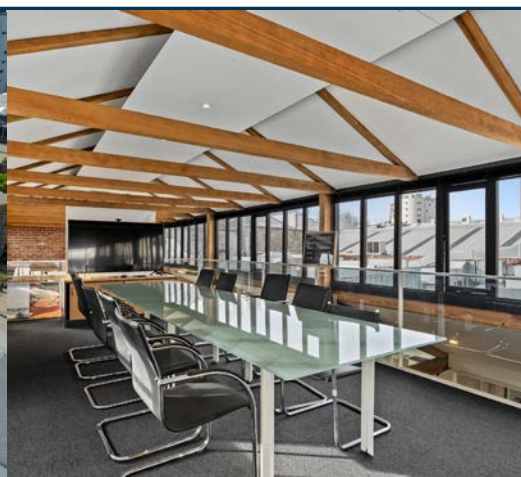


22 Salamanca Square, Battery Point

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



Level 1/ 83-89 Brisbane Street, Hobart

Available here are high quality, versatile, contemporary first floor offices, located on the high-profile corner of Brisbane and Murray Streets, on the fringe of Hobart CBD with rare parking available onsite. The tenancy is comprised a split-level office area plus separate boardroom. The total area is approximately 554sqm, split between 297sqm in the upper space and 178sqm in the lower section, plus the boardroom with an area of 79sqm.

\$163,524

+outgoings
+GST



ZONE Offices

[See more details](#)



25-93 Salamanca Place, Battery Point

Located within Hobart's iconic waterfront precinct and surrounded by historic buildings, vibrant cafes, restaurants, shops, galleries, commercial & professional offices and hotels this property combines practicality with prestige location. Whether you're expanding your operations or seeking a strategic foothold in Salamanca's thriving business and cultural hub, this is an exceptional opportunity to occupy a rarely available premises.

\$78,000

+outgoings
+GST



ZONE Office

[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.

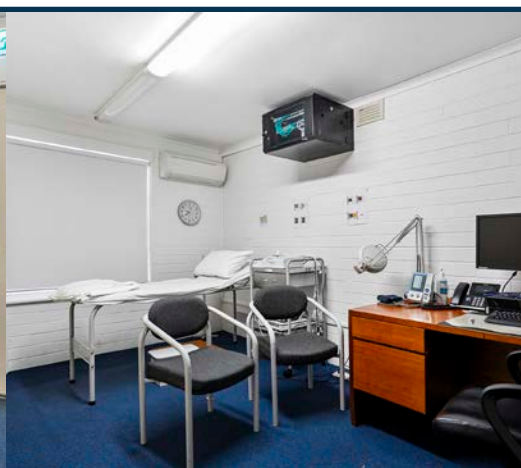
\$29,000

+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](#)

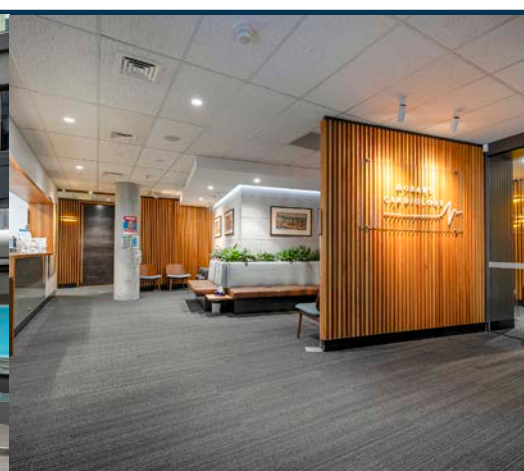


Ground Floor/25 Argyle Street, Hobart

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](#)