

HOBART TASMANIA

Property Magazine

10 July 2026

FREE

PROPERTY
OF THE WEEK

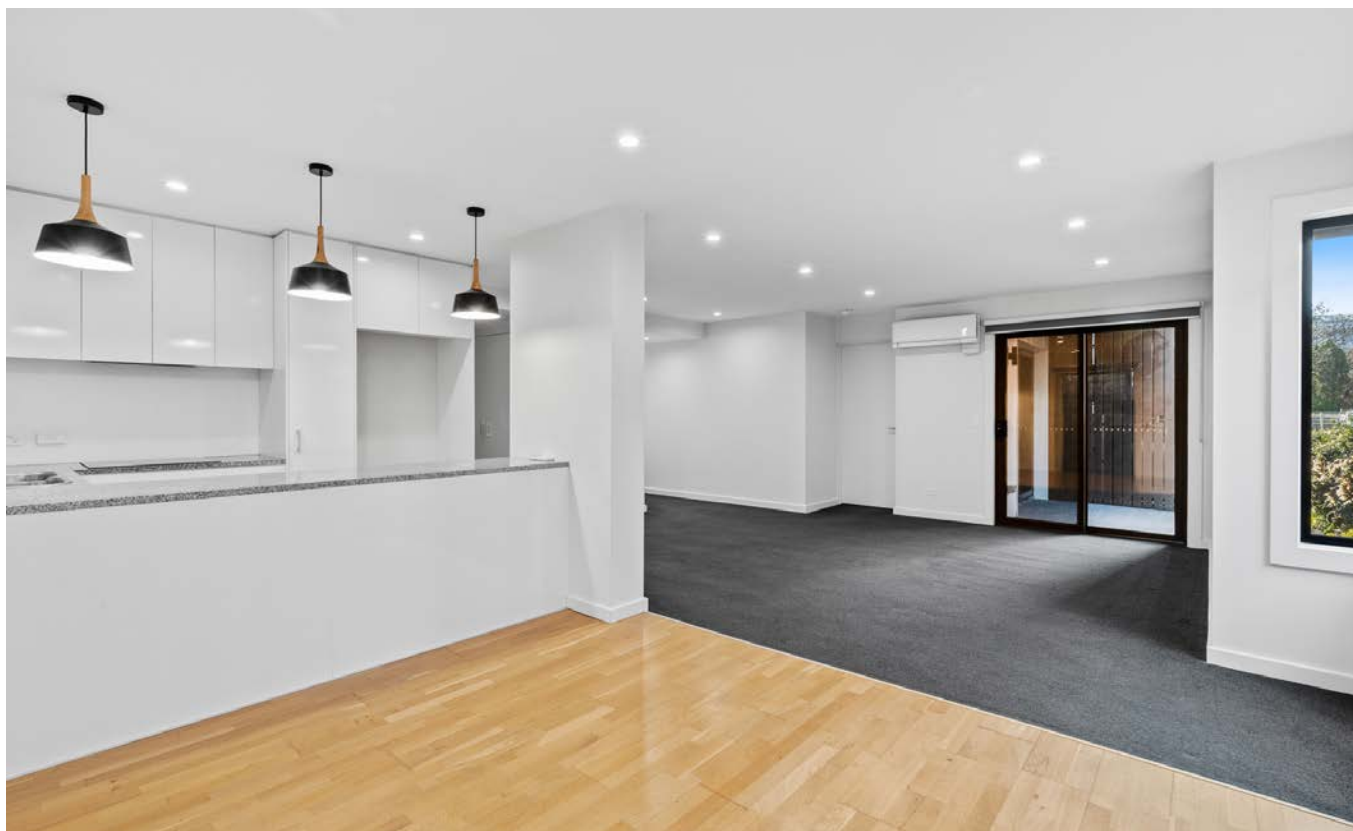
25/212 Collins Street,
HOBART PAGE 2



Edwards Windsor

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

Property of the Week



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 property features a modern two-bedroom layout with light-filled interiors, quality finishes and a smart floor-plan that maximises space and privacy. The property is low-maintenance, high-demand and perfectly positioned for corporate, student or visitor accommodation. The secure building amenities provide comfort and ease for residents and guests alike along with the rooftop terrace - a large communal space that enjoys mountain views and is excellent for entertaining or afternoon tea.

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



Smartre Sale
\$765,000



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[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



2/15 Longley Court, Glenorchy

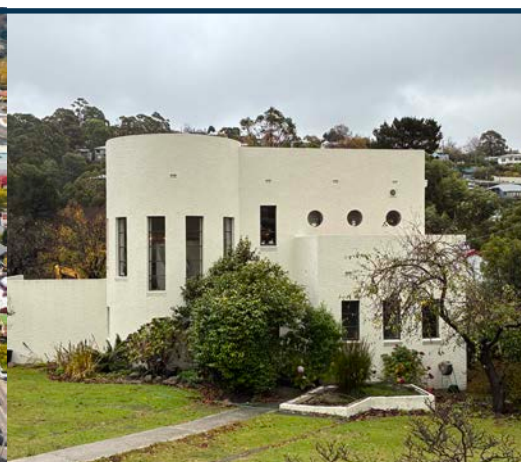
Positioned in a convenient Glenorchy location, this two-bedroom standalone unit offers private living with picturesque views across Glenorchy to the water. The living area flows effortlessly to an open balcony, providing the perfect place to relax and enjoy the elevated outlook. Two comfortable bedrooms, both with built-in wardrobes, are serviced by a central bathroom. Outside, a private garden offers a peaceful space to relax, entertain or enjoy a touch of greenery without the burden of extensive maintenance. A covered carport adds further convenience with off-street parking.



Smartre Sale
\$485,000



[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

13 Macfarlane Street, South Hobart

Perfectly positioned in one of South Hobart's most desirable and peaceful pockets, this spacious home offers flexible living with generous proportions, excellent outdoor space, and unbeatable convenience. The property features three well-sized bedrooms, all filled with natural light. In addition, there is another spacious room downstairs, ideal as a rumpus room, home office, study, or additional living area, providing valuable versatility. A large central living area provides a welcoming hub of the home, complete with a heat pump for year-round comfort. There is also generous off-street parking and a low maintenance yard.

\$750/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](#)



1/6 Young Street, Glenorchy

This warm family home carries all the character of 1950s Glenorchy, but the thoughtful renovations throughout bring this beautiful home in line with a high modern standard. Twin bay windows fill the living and dining rooms with light, and plentiful space in the kitchen and bathrooms afford hard-to-beat comfort. The primary bedroom offers extensive walk-in wardrobe with full sized ensuite bathroom. Outside offers two garden sheds for storage, carport and near zero maintenance front garden attended by gardener. All minutes from Northgate Shopping Centre and the Brooker Highway.

\$650/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.

\$400/wk



[See more details](#)



10 Ruthwell Street, Montrose

This is a well-presented, low-maintenance home in a peaceful location, conveniently close to shops, schools, public transport, and just a short drive to Northgate Shopping Centre. Step inside to discover a spacious, light-filled living area featuring both a heat pump and a built-in wood heater, ensuring year-round comfort. The modern, functional kitchen, which offers ample cupboard and bench space, an under-bench oven, electric cooktop, dishwasher, and French door refrigerator. Outside, is a covered entertaining area along with an additional storage/rumpus/utility room, a fully fenced backyard and ample off-street parking.

\$575/wk



[See more details](#)



3/69 Malunna Road, Lindisfarne

Situated in a peaceful and well-kept complex just a short stroll from the vibrant Lindisfarne Village, this freshly updated two-bedroom unit combines modern comfort with unbeatable convenience and picturesque water views. Fitted with a brand new reverse cycle air conditioned for year round comfort. Both bedrooms are generously sized, with the main bedroom offering built-in storage. The spacious bathroom includes integrated laundry facilities, making great use of space. With no yard to maintain, you'll enjoy low-maintenance living and more time to enjoy your surroundings.

\$510/wk



[See more details](#)



1/10 Braddon Avenue, Sandy Bay

Hidden away in the popular suburb of Sandy Bay, this two bedroom unit is located in a quiet street and is conveniently located close to shops, public transport and Nutgrove Beach. Featuring two bedrooms with built-in wardrobes, combined bathroom and laundry with separate toilet, open plan living area with quality curtains and electric heating, a gorgeous sun drenched courtyard with views of the Derwent River and off street parking for one car, this property has everything one could need.

\$520/wk



[See more details](#)



Considering Selling your Property? Let's map out your **Smartre Sale.**



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Article

Tasmanian building approvals pick up but construction starts lag well behind decade average

Article by Benjamin Price via the Housing Industry Association, first published July 1st 2026



New ABS data released today shows Tasmanian building approvals for new homes increased by 20.8 per cent in the month of May 2026 to 319.

This brought the total number of new homes approved in the 12 months to May 2026 to 2,683, which is 14.7 per cent higher compared to the previous year.

Multi-unit approvals have more than doubled (+113.0 per cent) while detached house approvals increased by 9.6 per cent in the 12 months to May 2026.

However, the Housing Industry Association says the approvals data needs to continue to pick up in order to flow through to an increase in construction activity.

HIA Executive Director for Tasmania, Benjamin Price, said the figures point to a gap between approvals and actual building activity that is worth watching closely.

“The approvals numbers for this month are positive, but nowhere near what Tasmania needs to reach its housing targets. There is clearly ongoing demand for shovel ready land and homes ready to move into in Tasmania,” Mr Price said.

“But approvals aren’t homes. Until that pipeline shows up in commencements data and reach completion for Tasmanians to move into, we can’t say the supply problem is solved.

“What we’re watching now is whether this approvals bump translates into actual construction over the next couple of quarters, or whether it stalls out the way we’ve seen happen before.”

Mr Price said HIA would continue to track the data closely across approvals, finance and starts to assess whether Tasmania’s housing supply pipeline is genuinely improving.

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



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1

[See more details](#)


18 Cowper Road, Claremont

Set in an elevated position with glimpses of the mountains and water, this well-established three-bedroom home delivers comfortable, move-in-ready living in a convenient, family-friendly pocket of Claremont. Inside, the home features three bedrooms, a central bathroom, and a versatile rumpus room that provides valuable additional living space. 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. Located within 5 minutes drive of Claremont Shopping Plaza.

Smartre Sale
\$675,000



3



1



4

[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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[See more details](#)


For Sale

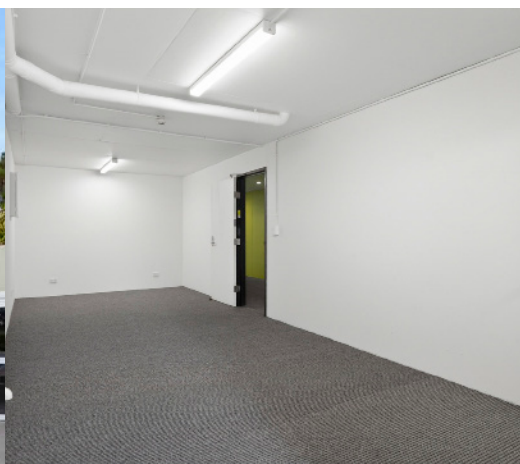


13 Salamanca Square, Battery Point

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](#)

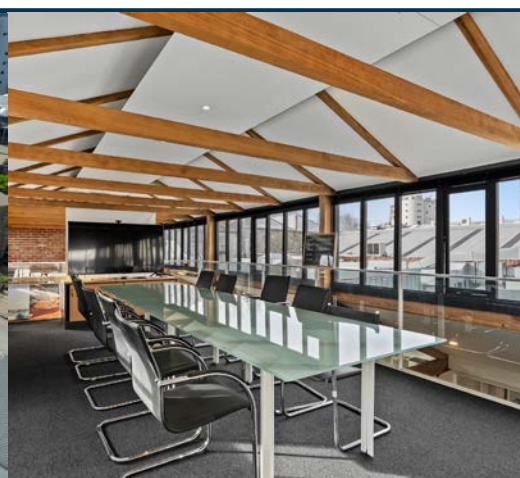


22 Salamanca Square, Battery Point

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 real estate office occupying 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 on-site. 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 cafés, 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

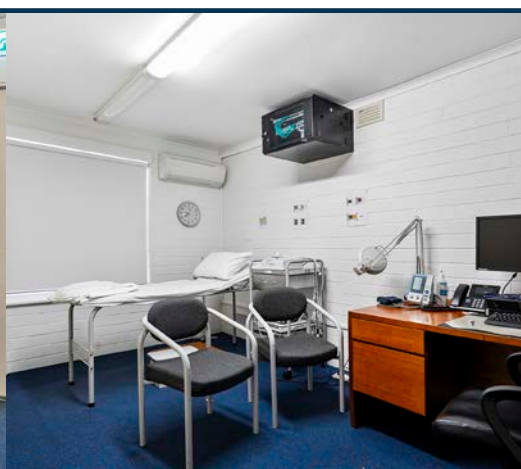
The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for on-site signage to promote your business. The premise comprises a showroom of approximately 92sqm, with storage/amenities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

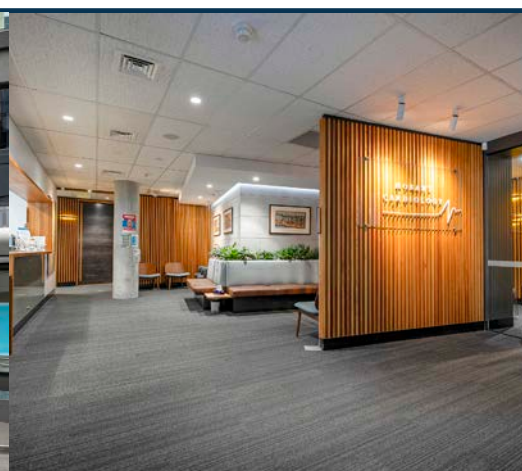


Ground Floor/25 Argyle Street, Hobart

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](#)