

HOBART TASMANIA

Property Magazine

17 July 2026

FREE

PROPERTY
OF THE WEEK

18 Grebe Street,
PRIMROSE SANDS PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



18 Grebe Street, Primrose Sands

Just a one-minute walk from the pristine beaches of Primrose Sands, this charming three-bedroom home offers the perfect opportunity to embrace a relaxed coastal lifestyle. Whether you're looking for a permanent residence, holiday retreat, or investment property, this home combines comfort, practicality, and an unbeatable location. reliable income producing asset, this property ticks every box.

Inside, the light-filled open-plan living, dining, and kitchen area creates a welcoming space for family living and entertaining. Polished timber floors add warmth and character, while a new heat pump ensures year-round comfort.

Step outside and enjoy the generous outdoor spaces, including expansive sun deck, ideal for entertaining, gardening, or simply unwinding after a day by the water. With the beach only moments away and all the essentials for comfortable living already in place, this is a fantastic opportunity to secure your own slice of the sought-after Primrose Sands lifestyle.



Smartre Sale
\$495,000



3



1



3

[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



11 Brookborough Court, Sorell

This is a modern family home designed for comfortable everyday living, offering the perfect balance of space, convenience and lifestyle. Boasting four great bedrooms and two well-appointed bathrooms, this inviting residence has been thoughtfully designed to accommodate growing families, or savvy investors seeking a quality property in a thriving community. Ideally positioned in a quiet and family-friendly cul-de-sac, you'll enjoy the convenience of being just moments from local shops, schools, sporting facilities and the Sorell shopping centre, making daily errands and weekend activities effortless.

Smartre Sale
\$850,000



[See more details](#)



78 East Derwent Highway, Lindisfarne

Perfectly positioned in sought-after Lindisfarne, less than 10 minutes from Hobart's CBD, this spacious home offers flexibility, functionality and room to grow, all with a sunny north-facing aspect and beautiful views of Lindisfarne Bay. The home includes three generous bedrooms, two bathrooms, three toilets and multiple living areas complimented by timeless hardwood floors throughout. Ducted heating upstairs and heated concrete floors in the office spaces downstairs provide year-round comfort. Outside, low-maintenance gardens and a private enclosed courtyard offer easy-care living.

Smartre Sale
\$950,000



[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.

\$725/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.

\$625/wk



[See more details](#)



38 Browne Street, West Hobart

Delightfully presented and very comfortable two bedroom home in the heart of West Hobart. The property location is convenient to local schools, shops, cafes, Hill Street grocer and transport along with nearby popular park & playground. The home offers a large master bedroom with wardrobe, lounge room with reverse cycle air-conditioner / heat pump, separate laundry, substantial garage plus off street parking, storage area in garage and an easy care, level, fully fenced yard that includes fruit trees and sheltered courtyard, with a gardener included for lawn mowing.

\$665/wk



[See more details](#)



For Rent

1a St Stephens Avenue, Sandy Bay

Enjoy the perfect combination of comfort, convenience, and lifestyle in this delightful home, in one of Sandy Bay's most sought-after locations. This property boasts freshly polished floorboards, two generous bedrooms, plenty of living space, an updated bathroom, and a quaint kitchen with ample storage. Filled with natural light, the home enjoys all-day sun and features its own private yard—perfect for relaxing or entertaining. A gardener is included. Located within easy walking distance to Lipscombe Larder and Nutgrove Beach, you'll also be close to local shops, cafés, public transport, and all the amenities that make Sandy Bay such a desirable place to live.

\$550/wk



[See more details](#)



14 Merindah Street, Howrah

This superb four bedroom home boasts a number of extra living areas and a magnificent sweeping view of Hobart City, Kunanyi and the Derwent River. Built over two levels with the master bedroom upstairs along with another bedroom and bathroom. Downstairs offers two additional bedrooms and both formal and open plan living rooms. The home comes with a seasonal gardener to attend the beautiful landscaped garden, with charming pathways and secluded areas to enjoy. The property is convenient to a number of local shopping precincts, public transport, services, parks and schools.

\$800/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](#)



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the buyer would have paid.*

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Article

‘Enormous penalty’: The tax slugging Hobart homebuyers

Article by Jarrad Bevan via the Mercury, accessed on Realestate.com, first published July 4th 2026

LARGEST CHANGE IN STAMP DUTY					
Suburb	Median sale price 2000	Stamp duty 2000	Current median	Current duty	Times original
Risdon Vale	\$46,500	\$963	\$535,000	\$19,735	20.5
Dodges Ferry	\$64,000	\$1,400	\$720,000	\$27,598	19.7
Bridgewater	\$45,800	\$945	\$505,000	\$18,460	19.5
Rokeby	\$63,250	\$1,383	\$650,000	\$24,623	17.8
Mornington	\$74,000	\$1,650	\$706,000	\$27,003	16.4
Warrane	\$63,000	\$1,375	\$599,000	\$22,455	16.3
New Norfolk	\$56,000	\$1,200	\$530,000	\$19,523	16.3
Lutana	\$72,500	\$1,613	\$671,000	\$25,515	15.8
Moonah	\$75,500	\$1,690	\$695,588	\$26,561	15.7
Chigwell	\$65,000	\$1,425	\$590,000	\$22,073	15.5

Source: PropTrack minimum 20 sales in 12 months to May 2026

Hobart home values have skyrocketed over the past 25 years, and so has the cost of buying a house. New PropTrack research shows how much stamp duty buyers paid on a median-priced home in 37 suburbs in 2000 compared to today. The figures are striking.

The largest change was in Risdon Vale, where a median-priced house, \$46,500, used to cost an owner-occupier \$963 in duty. Today, the suburb’s median has increased by 1050 per cent to \$535,000. And the duty bill has jumped by about 1949 per cent to \$19,735. Risdon Vale buyers are being slugged 20 times more duty now than they were in 2000.

Across Hobart, the increases ranged from 10.1 to 20.5 times more duty, with only seven suburbs having increases that were not double-digits.

Old Beach had the smallest shift, from \$3175 to \$27,598, or 8.7 times higher.

Buyers in Sandy Bay pay the most duty, \$53,685 on a typical \$1.3m home.

The least duty is paid in Bridgewater, a still substantial \$18,460.

Analysis from Money.com.au and Primara Research shows the average duty paid per transaction in Tasmania is \$31,852, and that across all states, governments collected over \$34bn in duty during the last financial year.

Real Estate Institute of Tasmania president Russell Yaxley said duty is tracking upward more and more as prices increase. “It’s clear that duty is not working as intended,” he said. “We have bracket creep quietly taking a bigger share of every Tasmanian’s biggest purchase.

“A solution could be having thresholds and indexing them to CPI, a fairer and more equitable way to assist buyers moving forward. “But that would be a significant change for the government.”

REA Group economist Anne Flaherty said the huge increases shown in the data highlighted how much of a disincentive stamp duty could be to buying and selling a home.

“There’s been an incredibly dramatic increase,” she said.

Ms Flaherty said duty had become a key factor in deciding whether to buy or sell a home. “It slows people’s decisions. They’re going to be less mobile when you have to pay such an enormous penalty for moving home,” she said. “We want people not to have a disincentive to move when it suits their lifestyle needs, and in a market where home price growth isn’t particularly strong, it can take longer to make a profit on that home and experience enough capital growth to make up for the stamp duty outlay.”

With the new financial year, the state government’s 100 per cent duty exemption for first home buyers purchasing up to \$750,000 has ended. Mr Yaxley said first home buyers are finding it more difficult to service their financial requirements with the reduction of the grant. “However, there is still assistance and other options available, both state and federal, when choosing an existing or a new home,” he said.

– with Elizabeth Tilley

For Sale

6/469 Nelson Road, Mount Nelson

Set amidst peaceful surrounds, this immaculately maintained apartment presents an exceptional opportunity for first-home buyers, savvy investors, or those looking to embrace an easy-care lifestyle. The functional layout features an open-plan living area, complemented by a spacious kitchen. The bathroom includes a shower, toilet, vanity, and integrated laundry facilities. 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
\$365,000



[See more details](#)



Males Sand 377-383 Macquarie St, 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. Formerly the Males Sand landscaping yard with a site area of approximately 7,380sqm contained within multiple titles. Property has dual zoning; predominantly zoned inner residential with local business zoning along the approximate 50 metres of Macquarie Street frontage. There is substantial development potential for multi-unit apartments, standalone residences and commercial opportunities (STCA).

For Sale



[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



[See more details](#)



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. Offering a modern two-bedroom layout, two stylish bathrooms, rivulet backdrop, strong investment appeal, secure building amenities and a large communal rooftop terrace with CBD convenience.

Smartre Sale
\$765,000



[See more details](#)



For Sale

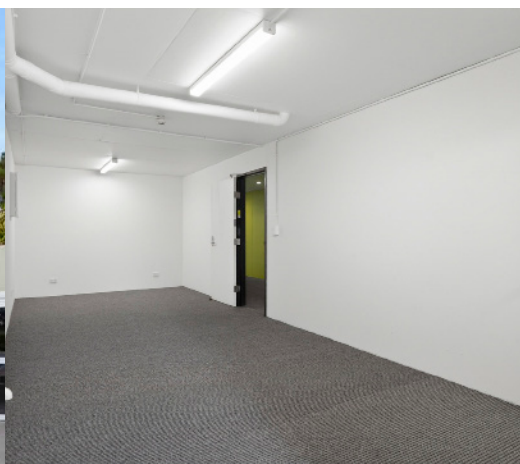


13 Salamanca Square, Battery Point

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](#)

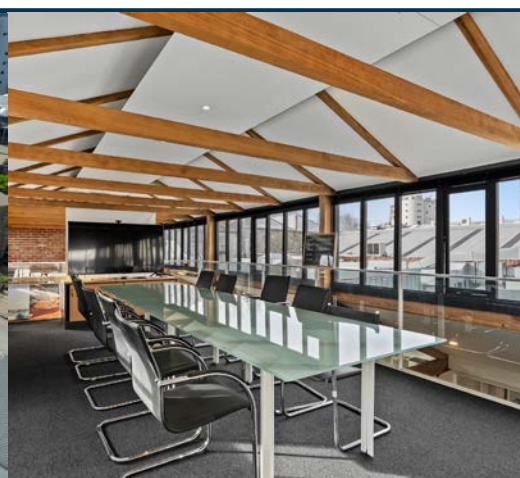


22 Salamanca Square, Battery Point

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 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

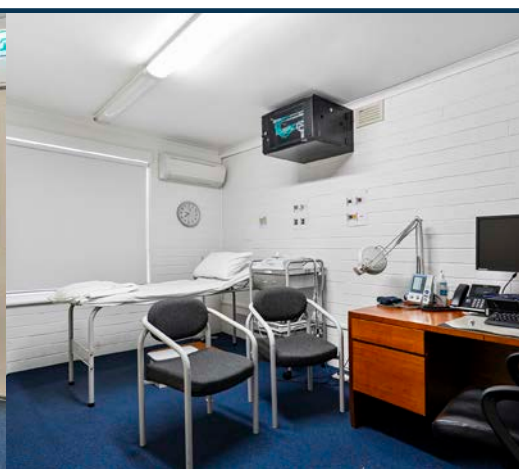
The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for on-site signage to promote your business. The premise comprises a showroom of approximately 92sqm, with storage/amenities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

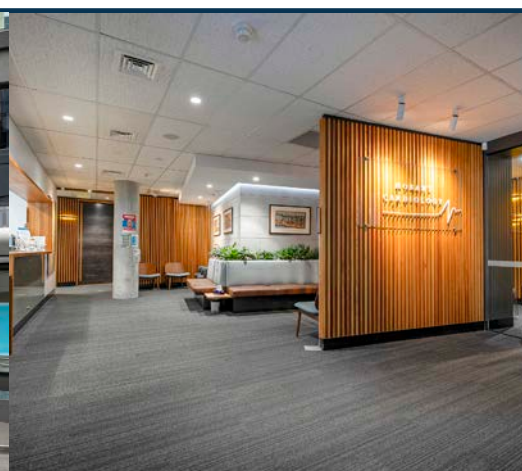


Ground Floor/25 Argyle Street, Hobart

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](#)