

HOBART TASMANIA

Property Magazine

31 July 2026

FREE

PROPERTY
OF THE WEEK

78 East Derwent Highway,
LINDISFARNE PAGE 2



Edwards Windsor

6234 5500
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89 Brisbane Street, Hobart

Property of the Week



78 East Derwent Highway, Lindisfarne

Welcome to 78 East Derwent Highway, 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 offers three generous bedrooms, two bathrooms, three toilets and multiple living areas complimented by timeless hardwood floors.

The versatile lower level is ideal for those working from home and is currently configured as a private office with its own separate entrance and toilet. Offering plenty of space, it can easily be adapted to suit a range of lifestyle needs

Outside, low-maintenance gardens and a private enclosed courtyard offer easy-care living. Parking is well covered with a single garage, carport and additional off-street parking for up to three smaller vehicles or a caravan. Solar panels and an EV charger add further practicality.

On a public transport route and close to the CBD, schools, shops, cafés and Lindisfarne's waterfront, 78 East Derwent Highway is a home that delivers lifestyle, convenience and exceptional flexibility.



Smartre Sale
\$950,000



[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



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 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. Neat and well presented throughout, it is ready to move in and enjoy from day one. Outside features a covered deck with view and a large garage with room for a workshop. Located within 5 minute drive of Claremont Shopping Plaza and a comfortable 20 minute commute to the CBD.



Smartre Sale
\$649,000



3



1



4

[See more details](#)



2/38 Ruth Drive, Lenah Valley

Nestled in a peaceful and private setting, this well-maintained standalone brick unit offers the perfect combination of comfort, convenience, and natural surrounds. Enjoy beautiful views across the rolling hills and mountains from your own private patio, creating the ideal place to relax and unwind. The home features a spacious open-plan living and dining area. Both bedrooms include built-in wardrobes, while the practical layout is complemented by great storage. Perfectly positioned in the sought-after suburb of Lenah Valley, this home offers a peaceful lifestyle while remaining just a short drive from local shops, schools, parks, and only 10 minutes from Hobart's CBD.



Offers Over
\$595,000



2



1



1

[See more details](#)

For Rent

2/21 South Street, Bellerive

This very well presented, bright and sunny one bedroom unit is located on the ground level, in a small, quiet complex. Being close to transport and only a short walk to Blundstone Arena and Salamanca Fresh Shopping Complex, close to restaurants and only a short drive to Eastlands this unit may be just what you have been looking for. With beautifully polished boards, the unit comprises of one bedroom with large built in wardrobe, new kitchen adjoining the living area, with heat pump and access to the front balcony area. The spacious, modern bathroom incorporates both the laundry and toilet areas.

\$420/wk



[See more details](#)



30 Wentworth Street, South Hobart

This beloved family home has been recently renovated, and every well considered detail will make this the perfect home for you. The hard to beat opportunity provides both privacy and convenience, and the thoughtful layout offers a wonderfully usable space inside and out. Some of the many features include three bedrooms with built in storage, light filled sunroom, single garage and regular gardener for the garden. You will find yourself minutes away from the shops, hospital, university, and Hobart City.

\$775/wk



[See more details](#)



1/599 Sandy Bay Road, Sandy Bay

This well presented ground floor one-bedroom unit is one of only two on the block, offering a quiet and peaceful place to call home. Ideally located just a short walk to Nutgrove Beach and only a short drive to Hobart CBD and the University, this property combines lifestyle and convenience in a highly sought after area. The spacious open plan living and dining area provides excellent flexibility, with ample room for a dining table or home office setup in addition to your lounge furniture. The kitchen is well equipped with generous bench space and plenty of storage.

\$390/wk



[See more details](#)



8/40-44 Tasma Street, North Hobart

Ideally located in North Hobart 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 the large living area with a beautiful bay window, generous sized rooms, great natural light, character-filled interiors and 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.

\$390/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 and features ample storage, sleek bench space, and a convenient breakfast bar. 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.



\$400/wk

1

1

0

[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.



\$750/wk

4

2

2

[See more details](#)

13 Ashbourne Grove, West Moonah

This charming and well-maintained four bedroom 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 flows seamlessly to the dining and living areas. Stay comfortable all year-round with a heat pump in the living room, while the bathroom offers a shower over the bath. Conveniently located within a short drive to shops and other everyday amenities and close to public transport, this home offers both comfort and convenience.



\$650/wk

4

1

2

[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

2

1

1

[See more details](#)

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*The gap between what a
property sold for and what
the buyer would have paid.*

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it's the strategy used to sell it.**

-\$37,500

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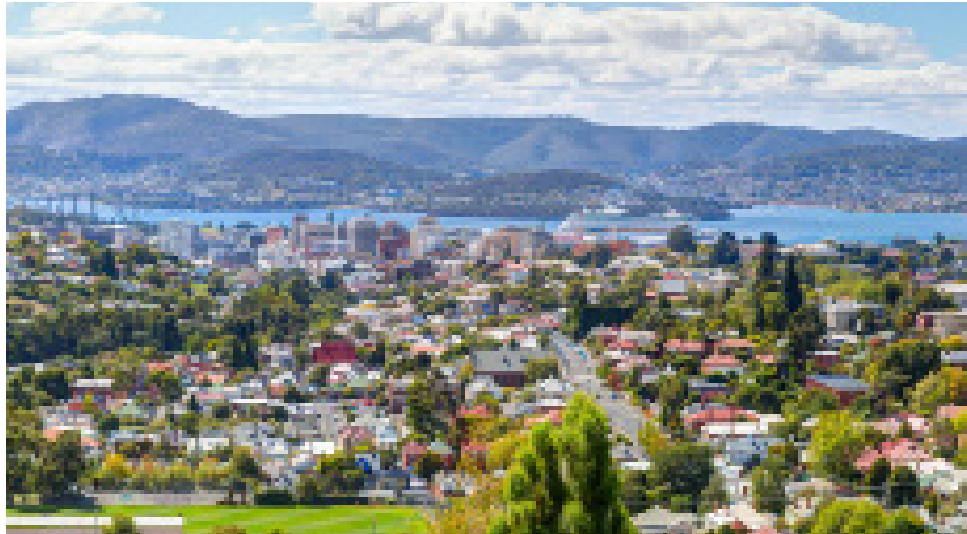
Level 2, 89 Brisbane Street,
Hobart, Tasmania, 7000

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Article

Despite barely any population growth, Tasmania doesn't have enough houses

Excerpt from article by Fiona Blackwood via the ABC, accessed on ABC.net.au, first published July 19th 2026



Tasmania's population growth might be waning, but the small state still has a housing problem.

Tasmania is predicted to be the first state in Australia to enter natural decline by 2028-29, where deaths outnumber births.

The island's population growth was a measly 0.5 per cent in the year to December 2025, the lowest in the country.

Tasmania's Treasury has suggested lower population growth could improve housing affordability compared with other capital cities, which could, in turn, attract more people to the state.

But that may take some time.

The state went through a higher-than-usual lift in population between 2016 and 2021, before it levelled off.

And that influx is still being felt in the housing market.

But, in theory at least, Tasmania should have enough houses.

Its population was 579,100 last December, and assuming the country-wide average of 2.5 people per household, the state would need 231,640 homes for everyone.

Tasmania already has 268,900 homes.

However, that does not take into consideration other factors, such as the number of homes sitting vacant.

Nor does it account for the 4,719 homes which are used for short-stay accommodation.

There are also family holiday shacks.

And there is a trend for households to be smaller than 2.5 people.

UTAS senior lecturer in economics Maria Yanotti said the average number of bedrooms in a home in Tasmania was three to four.

"People want smaller houses, people are more likely to live by themselves or with a small family," she said.

"So the existing stock doesn't really match the existing demands."

There are other signs Tasmania's housing supply is stretched.

The rental vacancy rate in May this year was 0.6 per cent in Hobart, 0.7 per cent in Burnie and 0.8 per cent in Launceston, according to SQM research.

"There is an acute shortfall of housing," said Tim Reardon, chief economist for the Housing Industry Association (HIA).

"A healthy housing market has 3 to 5 per cent rental vacancies."

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](#)

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. 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.

Smartre Sale
\$549,000



[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
\$725,000



[See more details](#)

For Sale

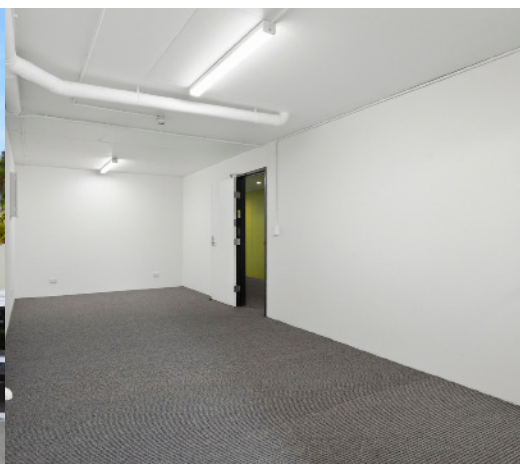


13 Salamanca Square, Battery Point

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](#)

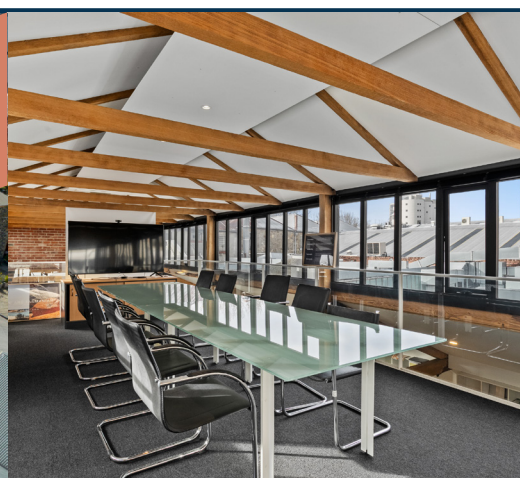


22 Salamanca Square, Battery Point

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

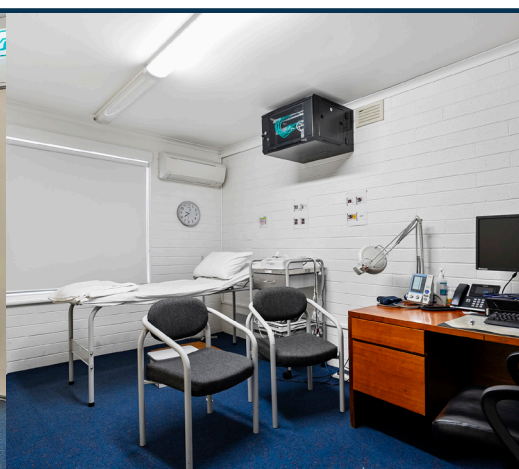
The building is situated at the front of the allotment, with excellent exposure to South Arm Road, which carries a high volume of traffic in both directions. Excellent opportunity for on-site signage to promote your business. The premise comprises a showroom of approximately 92sqm, with storage/amenities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