

HOBART TASMANIA

Property Magazine

07 August 2026

FREE

PROPERTY
OF THE WEEK

2/38 Ruth Drive,
LENAH VALLEY PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



2/38 Ruth Drive, Lenah Valley

Nestled in a peaceful and private setting, this well-maintained standalone brick unit at 2/38 Ruth Drive 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.

Inside, the home features a spacious open-plan living and dining area providing a welcoming space for everyday living and entertaining. Both bedrooms include built-in wardrobes, while the practical layout is complemented by low-maintenance outdoor spaces and great storage.

The property also provides a covered carport for convenience and garden shed for additional storage. Outside along with the private patio with views there is a low-maintenance outdoor area.

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.



Smartre Sale
\$595,000



[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



1/4 Tower Court, Tarooma

Nestled in a quiet and private cul-de-sac, this charming unit presents an outstanding opportunity for first home buyers and savvy investors alike. Positioned to capture stunning water views, the home offers a relaxed and low-maintenance lifestyle where you can unwind and enjoy ever-changing vistas from the comfort of your own living space. Warm, inviting and full of potential, the property features two comfortable bedrooms, a well-appointed bathroom and a practical layout designed for easy living. Perfectly located for convenience without sacrificing tranquillity, you'll enjoy a location only a short 10 minutes drive from Kingston Central.

Smartre Sale
\$520,000



[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. Designed to suit a range of lifestyles, the home includes three generous bedrooms, two bathrooms, three toilets and multiple living areas complimented by timeless hardwood floors. There is extensive downstairs storage and a dedicated workshop. 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. Outside, low-maintenance gardens and a private enclosed courtyard offer easy-care living.

Offers Over
\$950,000



[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](#)



6/301 Murray Street, North Hobart

Ideally located within the popular Viridian Complex, this well-presented townhouse offers spacious, low-maintenance living with off-street parking for two vehicles, all within easy walking distance of the Hobart CBD and North Hobart's popular cafés, restaurants and amenities. Property features an open-plan living area, modern kitchen, storage space, private and fully fenced courtyard, laundry, separate powder room, three spacious bedrooms with built-in wardrobes, master bedroom with ensuite and off street parking for two vehicles.

\$700/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.

\$370/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



[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



[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



[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. This property is ideal for those looking for a low-maintenance home with versatility, whether for living, working from home, or a combination of both.

\$480/wk



[See more details](#)



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**Edwards
Windsor**

Article

Ship lift of Incat electric ferry onto MV Black Marlin thrills spectators in Hobart

Article by Monty Jacka via the ABC, accessed on ABC.net.au, first published July 31st 2026 [See more details](#)

Peering through binoculars and nestled on camp chairs, onlookers have lined the River Derwent to watch one of the most complex marine undertakings in Tasmania's history.

The world's largest battery-equipped, electric-powered ferry, the Hull 096, was successfully loaded onto the heavy-lift transporter ship MV Black Marlin on Friday, completing a multi-day operation.

Glenorchy resident Mitchell Needham was among those who had ventured out to the waterfront suburb of Tranmere to watch the "unreal" spectacle.

"The Black Marlin travelling all the way from South Africa to come here and semi-submerge, just to carry a ship — that's the coolest thing I've ever seen," he said.

"Seeing the tugs slowly inch [the ferry] towards the cradle in the centre of the ship and just trying to guess what's going on has been the highlight of my day, honestly."

Lindisfarne local Mike Kwon described the process as "really interesting" to watch, while Lauderdale resident David Long said it was "something you don't see every day".

David Bryan, who lives in Sandford, said it was the most impressive sight he had witnessed in the River Derwent since the nuclear-powered aircraft carrier USS Enterprise visited the city in 1976.

"I'm just in awe of how modern technology is, how you can transport massive items around the world — it's just been an excellent experience," he said.

What did it involve?

The Hull 096, which will soon be officially named China Zorrilla, was built by Hobart shipbuilders Incat on behalf of South American ferry company Buquebus.

It is the largest battery-equipped, electric-powered ferry in the world, and is set to service the Rio de la Plata route between Colonia del Sacramento in Uruguay and Buenos Aires in Argentina.

However, as it was only designed for short journeys, trying to sail it from Hobart to South America would result in it running out of power after about 90 minutes — likely somewhere near Bruny Island.

The MV Black Marlin, operated by Netherlands company Boskalis, was called in to carry the vessel across the Pacific Ocean, arriving in Tasmania on Tuesday.

The loading process officially began on Friday morning, when the heavy-lift ship filled its ballast systems with water, causing its cargo deck to slowly sink into the river over several hours.

A network of tugboats then took the Hull 096 out to meet the Black Marlin in the centre of the River Derwent.

These boats then carefully positioned the ferry above the submerged cargo deck, before it was mounted onto a cradle attached to the Black Marlin.

The mounting concluded around midday, and the next stage of the project will be refloating the heavy-lift vessel, which was expected to take about 10 to 12 hours.

Incat's Tom Cooper said the operation was unlike anything that had ever taken place in Tasmanian waters.

"There was a bit of fiddling around this morning with the tow lines and things like that, but everything seemed to go really smoothly," he said.

"The trickiest part from the crew's point of view was ... getting it right in place so that it lined up exactly where they needed it to be ... thankfully it all went to plan."

The operation involved more than 30 people, including crews from Boskalis, Incat and Tasports, with an exclusion zone of 500 metres in place.

What happens now?

The Black Marlin is expected to depart on Monday for a 40-day voyage, which will see it pass the northern tip of New Zealand, cross the Pacific Ocean and round Cape Horn.

It will then arrive at Buenos Aires, where the loading process will be reversed, and about a month of commissioning work is expected before it begins operations.

"They've got a big plan. No doubt there'll be some champagne bottles broken on the bow of the ship," Mr Cooper said.

Incat is building three other, slightly smaller battery-powered electric ferries that will go into operation in Denmark; however, these will be equipped with diesel generators.

"So this may well have been the first and last time we'll ever see a heavy-lift ship in the River Derwent needing to transport a ship like Hull 096," Mr Cooper said.

Among those spread across the waterfront, there was a common sentiment that the loading was a proud moment for Tasmania, putting a small island on the world stage.



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

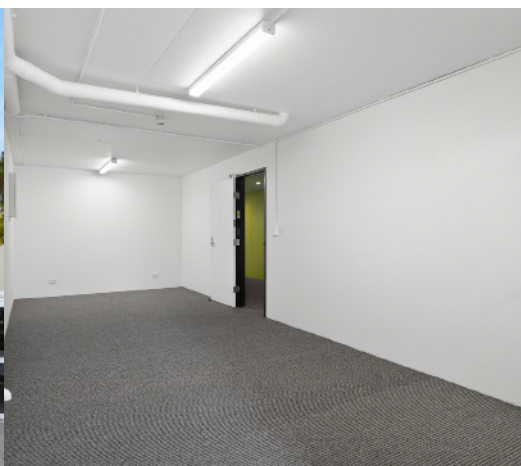


13 Salamanca Square, Battery Point

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](#)

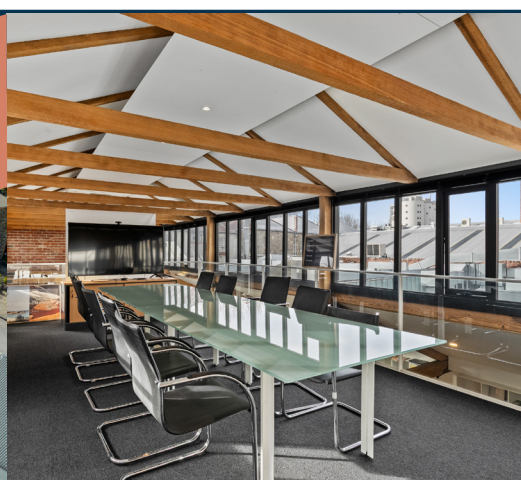


22 Salamanca Square, Battery Point

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.

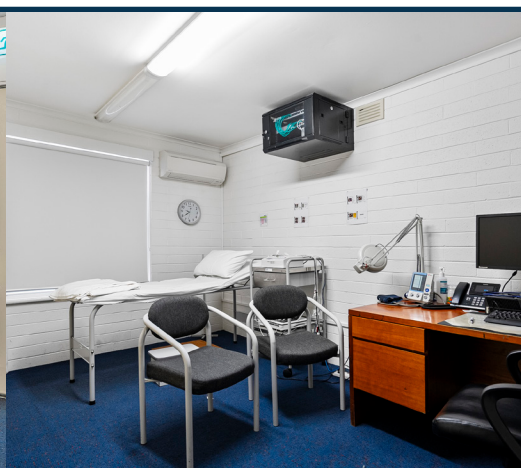
\$29,000

+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](#)