

HOBART TASMANIA

Property Magazine

14 August 2026

FREE

PROPERTY
OF THE WEEK

1/4 Tower Court,
TAROONA PAGE 2



Edwards Windsor

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

Property of the Week



1/4 Tower Court, Taroon

Nestled in a quiet and private cul-de-sac, this charming two-bedroom, single level unit presents an outstanding opportunity for first home buyers and savvy investors alike.

Positioned to capture stunning panoramic 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 and a comfortable 20-minute commute to Hobart City and CBD. Whether you're looking to enter the property market or expand your investment portfolio this property ticks all the boxes.

Offering an enviable combination of convenience, tranquillity and spectacular outlooks, this is an opportunity not to be missed.

Smartre Sale
\$520,000



[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



12 Angelina Drive, Rokeby

Discover the perfect canvas for your dream home with this superb flat block of land in the ever-popular suburb of Rokeby. Offering an easy-to-build, level allotment with picturesque views of the surrounding hills, this is a rare opportunity to create a home that combines modern living with a peaceful natural outlook. Whether you're a first home buyer, growing family or savvy investor, this generous parcel provides the flexibility to design and build a home that suits your lifestyle while taking advantage of the beautiful backdrop. Ideally positioned within easy reach of schools, shopping, parks, public transport and recreational facilities.

Smartre Sale
\$295,000

525 sqm

[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. Inside, the home features a spacious open-plan living and dining area. Both bedrooms include built-in wardrobes, while the practical layout is complemented by low-maintenance outdoor spaces and great storage. Enjoy beautiful views across the rolling hills and mountains from your own private patio. 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



[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](#)



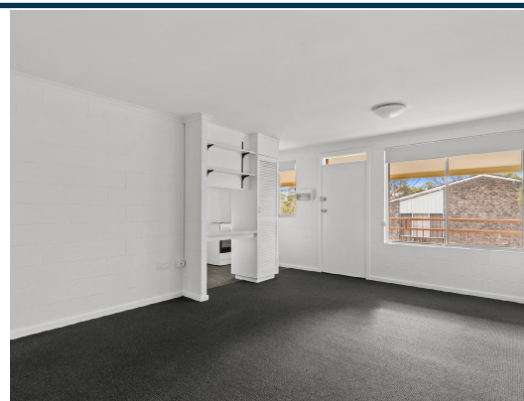
8/35-37 Olinda Grove, Mount Nelson

Freshly updated and ready to enjoy, this well presented two bedroom unit offers comfortable living in a neat Mount Nelson complex. Recently refreshed with a fresh coat of paint, new blinds, new carpet and new vinyl flooring, the home combines a neat, modern feel with a peaceful bushland setting. Features include an open-plan living and dining area, two bedrooms with ample natural light, electric heating, functional kitchen with new stove, shower over bath and off street parking for one car. Positioned on the top storey, it enjoys a bright outlook while remaining conveniently close to Hobart and local amenities.

\$420/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

14/8 Allison Street, West Hobart

This refurbished two bedroom unit is idyllically situated to capture our rare winter sun whilst boasting an expansive view and offering modern comfort. Features include a modern kitchen with cupboard storage and plenty of bench space, a primary bedroom with built in wardrobe, bathroom with shower over bath, open living room with electric heating, laundry facilities combined with bathroom and balcony in sunny position. The property comes with gated security, off street parking and is conveniently located to a variety of local shops, cafés, grocers, parks and public transport.



\$470/wk



[See more details](#)

7 Knopwood Street, Battery Point

Perfectly positioned just moments from the iconic Salamanca Place, this beautifully renovated four-bedroom period home offers an exceptional lifestyle in one of Hobart's most sought-after locations. Thoughtfully updated to a high standard, this spacious home blends timeless character with modern comfort. Featuring ducted heating, a stylish contemporary kitchen, quality window furnishings, updated flooring and multiple generous living areas, it offers flexibility for families or professionals seeking space and convenience. There is also a single garage plus secure off-street parking for additional vehicles.



\$1,100/wk



[See more details](#)

2 Maritana Place, Berridale

Positioned in a quiet cul de sac, this well presented three bedroom home offers comfortable living with spacious interiors and plenty of natural light. Designed for everyday convenience, the home features generous living spaces, three well sized bedrooms, spacious kitchen with ample bench space, a modern bathroom, plenty of windows providing natural light, generous laundry with backyard access and a fully fenced backyard, making it an ideal choice for families, couples or professionals. There is also a single car garage, additional separate carport and under house storage.



\$595/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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Windsor

Article

RBA keeps interest rates on hold at 4.35% ahead of spring selling season

Article by Hope Coumbe accessed on Realestate.com.au, first published August 11th 2026

[See more details](#)

The RBA confirmed on Tuesday that there will be no change to the cash rate, which has been at 4.35% since early May.

A reprieve from a fourth rate hike for the year will be welcomed by households across the country, with many continuing to feel the pinch of high inflation in the everyday costs of fuel, food and travel.

Rate hikes seem to be on pause for now however, thanks to better-than-expected inflation data for June having left the door wide open for a rate hold.

Realestate.com.au executive manager of economics Angus Moore called the decision “nearly universally expected”.

“The outcome for inflation over the June quarter gives the RBA a bit of comfort that inflation has not picked up as much as they were fearing,” he added.

Forecast flusters

Six months of disruption to crucial oil tanker passages in the Middle East is continuing to cause economic strain in Australia – issues exacerbating a domestic inflation spike late last year that the RBA had not accounted for.

In the time since, the bank has struggled to accurately forecast both the trajectory of inflation and how high interest rates might need to go to stabilise the economy.

The bank has both overshot and undercooked its forecasts, negatively impacting consumer confidence and decision making by taking the cash rate from 3.60% to 4.35% in just 13 weeks this year.

While May forecasts had inflation peaking at 5% in June, the Consumer Price Index rose 3.8% for the 12 months to June, dropping from 4% in May. The more accurate measure of underlying inflation, the trimmed mean, held steady at 3.6%.

Despite this, both measures are significantly above the 2-3% target range the RBA says is needed to have low and stable inflation.

“Inflation remains too high, and the RBA is focused on getting underlying inflation back inside its target band,” Mr Moore said.

Governor Michele Bullock has been consistent in her messaging that the bank is poised to hike again where needed, meaning households could have a way to go until this tightening cycle is over.

Property market woes

Six months into the conflict in the Middle East, tighter monetary policy to control related inflation problems have also played a part in sliding home values.

Australia’s usually robust market slipped in value for the fourth straight month in July, with a median priced home now sitting 1.8% lower compared to the peak level seen in March.

The year’s rate hikes and the federal budget tax changes for property investors have cooled down auction conditions and the wider property market, with transaction activity and market momentum also down.

The federal government’s surprise decision at the start of July to ban new self-managed super fund loans for residential property has also rattled the sector.

Much needed new homes are encompassed in the blanket ban, at odds with the budget’s negative gearing and capital gains tax changes and further confusing cautious buyers.

Despite this, pockets of growth remain present across the market. Data from realestate.com.au shows the median house price reached \$2 million in 29 suburbs across the country between January and the end of June, with smaller and mid-sized capital cities like Adelaide and Perth leading the way.

Regional areas are continuing to significantly outperform capital cities in terms of home value, growing 8% in the 12 months to July.

“Home prices and housing market conditions are expected to remain soft over the back half of this year, as the effect of the three hikes earlier in the year, and the tax changes in the budget, continue to flow through,” Mr Moore said.

“We are likely to see a turning point late this year or early next, as the cash rate stabilises and the uncertainty from the budget washes out.”

Commonwealth Bank, ANZ, Westpac and National Australia Bank – together the country’s four largest lenders – agree recovery is expected into 2027 when inflation forecasts soften.

A bumpy road ahead

Gloomy property market prospects could also take another hit if buyers and borrowers potentially see more rate hikes.

The RBA’s monetary policy board set to meet again at the end of September and then in November and December, though the nation’s big four banks do not expect any more tightening at the moment.

RBA Cash Rate



“Things will really depend on where inflation goes from here and whether the better-than-expected outcomes persist,” Mr Moore said.

New forecasts from the bank this week will shed light on its latest thinking around the trajectory of inflation and whether it still forecasts trimmed mean will be back in its target range in late 2028.

Surprisingly robust employment data and labour market findings should instill confidence in the bank that monetary policy has had its effect this year. However, question marks over the sluggish performance of the economy remain a sticking point for Aussie households hoping for rate cuts in 2027.

For Sale

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. The existing kitchen and bathrooms are well maintained and comfortable. Generous living spaces capture beautiful natural light. Enjoy tranquillity inside and out, thanks to the well-established and colourful garden. Set in a peaceful, tightly held enclave, yet only moments from local amenities, quality schools, shopping precincts, and the stunning waterfront



Smartre Sale
\$1,525,000



[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. Storage is a standout, with a large walk-in robe to the main bedroom, built-ins to the second and yet another walk-in robe to the third. Outside, low-maintenance gardens and a private enclosed courtyard offer easy-care living.



Smartre Sale
\$950,000



[See more details](#)

49/1b Bourneville Crescent, Claremont

Welcome to an exceptional lifestyle opportunity in the prestigious Cadbury Estate, perfectly positioned alongside the beautiful Claremont Golf Course and Claremont Bowls Club. With picturesque river views and serene surrounds, this contemporary apartment offers the perfect balance of lifestyle, comfort and convenience. Constructed in 2022, this immaculately presented three-bedroom, two-bathroom residence showcases modern design, quality finishes and thoughtful functionality throughout.



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
\$725,000



[See more details](#)

For Sale

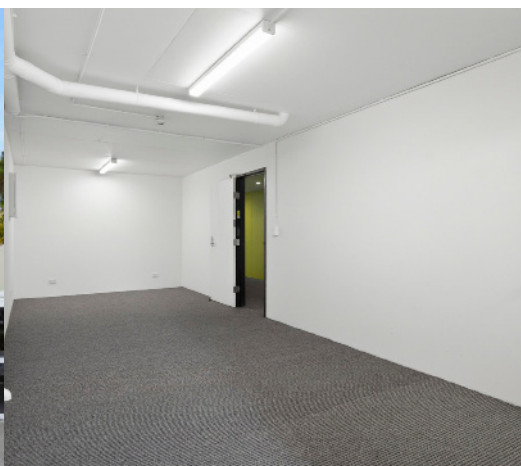


13 Salamanca Square, Battery Point

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](#)

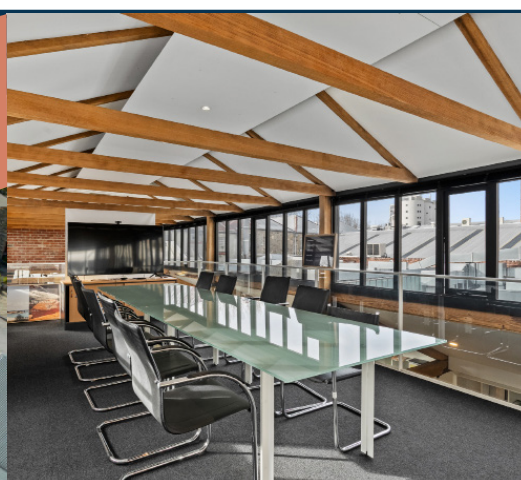


22 Salamanca Square, Battery Point

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.

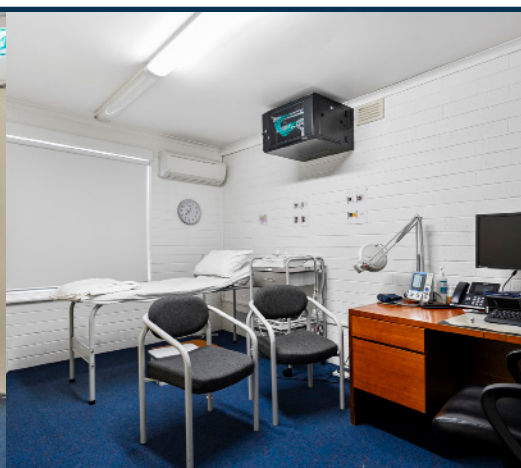
\$29,000

+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](#)