

HOBERT TASMANIA

Property Magazine

28 August 2026

FREE

PROPERTY
OF THE WEEK

39 Elphinstone Road,
MOUNT STUART PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



39 Elphinstone Road, Mount Stuart

Perfectly positioned in one of Hobart's most sought-after near city locations, 39 Elphinstone Road, Mount Stuart offers an outstanding combination of space, versatility, views, and convenience.

This generously proportioned four-bedroom, two-bathroom residence has been thoughtfully designed to accommodate growing families and those who love to entertain. Multiple living areas provide flexibility for everyday living, while seamless indoor and outdoor entertaining spaces create the perfect setting for hosting family and friends throughout the year.

Enjoy pleasant outlooks across the cityscape and River Derwent, adding a wonderful sense of space and tranquillity to this well-positioned home. The versatile floorplan also presents the potential to create a self-contained area downstairs (subject to any necessary approvals), offering exciting possibilities for extended family accommodation, guest quarters, or additional income.

Adding further appeal are two off-street parking spaces and an exceptionally convenient location.



Smartre Sale
\$1,150,000



4



2



2

[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



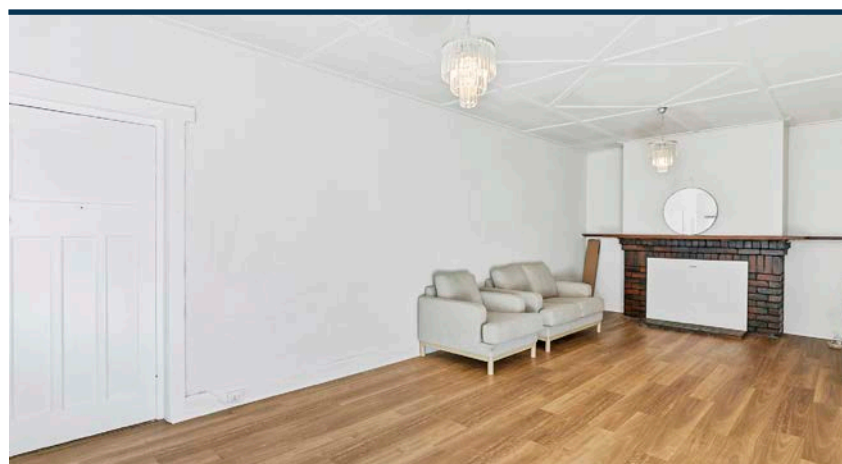
15/52-54 Queen Street, Sandy Bay

Positioned in one of Hobart's most sought-after suburbs, this neat and low-maintenance one-bedroom unit presents an outstanding opportunity for investors, first home buyers, or those seeking a convenient city-fringe base. Also featuring 1 off street car park and secure storage locker for convenience. Located within easy walking distance of Sandy Bay's popular shopping precinct, cafés, restaurants, supermarkets, and everyday amenities, the property also enjoys a comfortable stroll to the Hobart CBD and nearby University campus. The well-presented property combines lifestyle convenience with strong investment appeal.

Smartre Sale
\$410,000



[See more details](#)



10/11 Lynton Avenue, South Hobart

Perfectly positioned in one of Hobart's most sought-after city-fringe suburbs, this comfortable one-bedroom apartment presents an outstanding opportunity for investors seeking a low-maintenance property with secure rental income already in place. Occupying a prized top-floor position within the complex, the apartment enjoys an abundance of natural light throughout the day, creating a warm and inviting atmosphere. The location is a standout feature, placing you within easy walking distance of Hobart's CBD, Sandy Bay's vibrant shopping precinct, the University of Tasmania campus, and the popular cafés, shops, and amenities of South Hobart. This lovely property is leased until May 2027.

Offers Over
\$450,000



[See more details](#)



For Rent

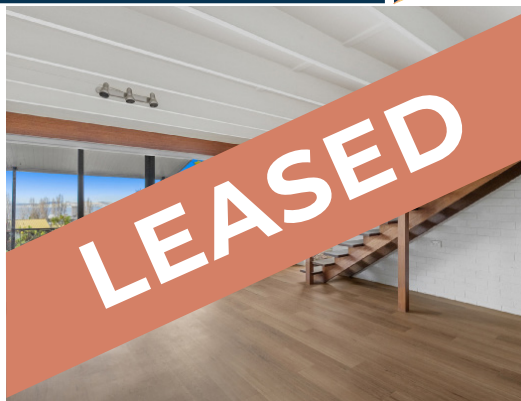
4/2 Davey Place, South Hobart

This beautifully refreshed two-bedroom unit offers comfortable, low-maintenance living in a neat and tidy, quiet complex. The property has been freshly painted throughout and features brand-new flooring, new blinds and a new stove, giving the home a clean and modern feel. The well-presented layout includes two comfortable bedrooms, a functional kitchen and a neat bathroom, making this an ideal home for those seeking convenience and easy living. Located in a quiet complex with excellent proximity to Hobart CBD, Sandy Bay and a range of local amenities, this property offers both peace and convenience.

\$450/wk



[See more details](#)



23 Elliott Road, Glenorchy

This well-presented three-bedroom property offers comfortable living with plenty of space for the whole family. The home features a good-sized lounge, separate dining area and a practical kitchen with breakfast bar. The bathroom includes both a bath and shower, with a separate toilet for added convenience. A heat pump in the living room provides year-round comfort, while ample natural light flows throughout the property. Outside, the paved entertaining area is ideal for family BBQs and gatherings and the garden is fully fenced.

\$530/wk



[See more details](#)



2/6 Dowding Crescent, New Town

This free-standing townhouse is located in a friendly, quiet pocket an arm's reach away from Lenah Valley and New Town shops, as well as a short commute to the city. This property is open and inviting, is well appointed with modern fixings, and is kept in fantastic condition. The second story cleverly divides the living spaces from bedrooms, and a spacious garage solves your problems for storage or parking. Enjoy sunny afternoons in the open living room, or garden with neatly maintained native plants and an outlook across New Town.

\$750/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.

\$450/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](#)



3/22 Summerhill Road, West Hobart

Ideally positioned in West Hobart, this renovated three bedroom villa unit offers comfortable and versatile living across two levels. Just a short stroll to the local convenience store and primary schools, with a bus stop conveniently located at the door, this home combines an excellent location with a fresh, modern feel. Offering plenty of natural light, generous living spaces and a low maintenance garden and deck, it is ideally suited to a small family, professionals or those looking for additional space to work from home.

\$580/wk



[See more details](#)



6/8 Margaret Street, Sandy Bay

Terrific one bedroom first level apartment in the heart of Sandy Bay, with undercover parking. The unit is convenient to local parks, schools, shops, restaurants and public transport. The apartment has near new flooring throughout all rooms and comes inclusive of fridge, microwave and washing machine. Good size bedroom with wooden bed base & storage trolley. Kitchen has large pantry and a pleasant local outlook. Electric heating is provided in living room. Casual dining area with dining table, chairs & drawer unit. Allocated carport is also provided.

\$420/wk



[See more details](#)



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RBA holds for a second straight meeting, but cuts remain a distant prospect

Article by Cotality, first published August 11th 2026

[See more details](#)



The central bank has signalled it still has a tightening bias on above-target inflation and tight labour market conditions

The Reserve Bank of Australia (RBA) kept the cash rate on hold at 4.35% in August, the second meeting in a row that it has not lifted the policy rate (following three consecutive hikes between February and May). This decision was in line with consensus expectations, following the softer than anticipated June inflation outcome.

This hold will come as a relief to mortgage holders and potential buyers. For a buyer taking on the average new owner-occupier mortgage of \$735,000 in the March quarter, the three rate rises this year lifted their repayment by just over \$350 a month. For a household earning the median income, borrowing capacity fell by 7.0%, or over \$53,000 following these hikes.

While most economists believe that the cash rate has peaked, this is not a foregone conclusion. Comments in late July from Reserve Bank Governor Michelle Bullock revealed that the Monetary Policy Board retains a tightening bias, reflecting underlying inflation that has remained persistently above target and a labour market that has proved to be resilient.

Headline inflation was softer in June, down to 3.8% (from a recent peak of 4.2% in April). However, there has been plenty of volatility in underlying components in recent months, including discounts to the Federal Government's fuel excise and the impact of free or discounted public transport in a range of cities. The RBA's preferred measure of inflation, the trimmed mean, was stable in June at 3.6%.

These distortions, combined with lags in the data, mean it is not yet clear whether inflation has peaked yet. Uncertainty around the flow of oil from the Middle East continues to impact energy prices here in Australia, while the CPI measure of rent has tracked sideways in recent months, lagging behind the increases Cotality have observed in our data. There are other inflationary pressures in the housing sector as well, including higher construction costs lifting the price of new homes.

Labour market conditions also remain uncomfortably tight for the Reserve Bank. Seasonally adjusted unemployment was unchanged at 4.4% in June. Looking through the month-to-month volatility, unemployment has essentially tracked sideways since mid-2025 and remains historically low. The RBA would like to see greater slack in the labour market to reduce inflationary pressure via competition for labour bidding up wages.

While the big 4 bank economics teams are expecting the RBA will now remain on hold for an extended period, the tightening bias means that the near-term risk is another hike if inflation surprises to the upside in coming months. Interbank futures market pricing suggests a 60% possibility of another rate rise by March 2027, but this is well down from where things sat coming out of the May RBA meeting (where two further increases were almost fully priced in).

If instead this is the peak of the current rate cycle, it is unlikely that the Reserve Bank will start cutting rates until well into 2027. The earliest rate cuts forecast by the big 4 banks are May (CBA) and June (NAB), with the others looking to the second half of 2027. From a housing market perspective, current restrictive interest rates have been a key contributor to the demand-driven downturn in home values over the past four months, and a recovery in the market is unlikely before households have some certainty that a rate cutting cycle is imminent.

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](#)

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. 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. Hobart's CBD is only a short 15 minute drive away.



Smartre Sale
\$295,000

Land: 525sqm approx.

[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. 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.



Smartre Sale
\$575,000



[See more details](#)

1/4 Tower Court, Taroona

Nestled in a quiet and private cul-de-sac, this charming two-bedroom 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. The property also features a well-appointed bathroom and a practical layout. 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.



Smartre Sale
\$500,000



[See more details](#)

For Sale

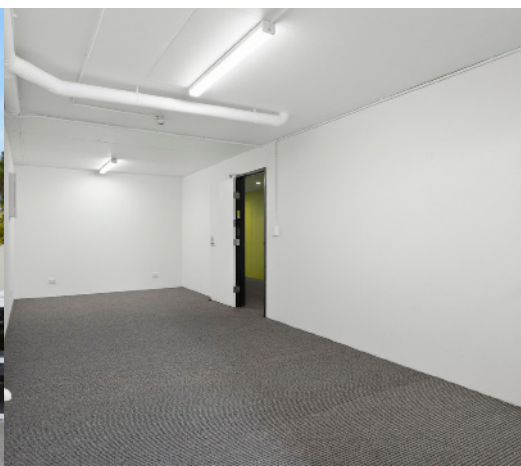


13 Salamanca Square, Battery Point

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](#)

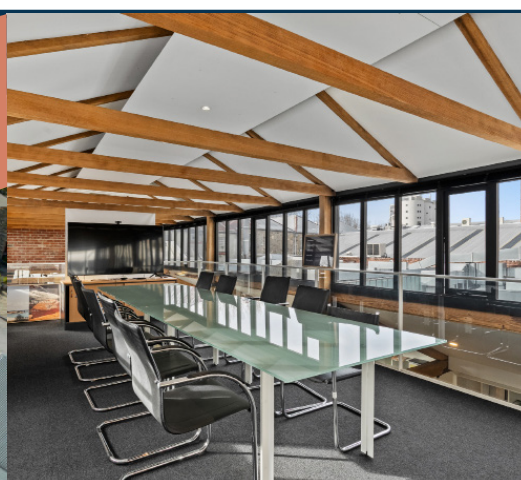


22 Salamanca Square, Battery Point

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.

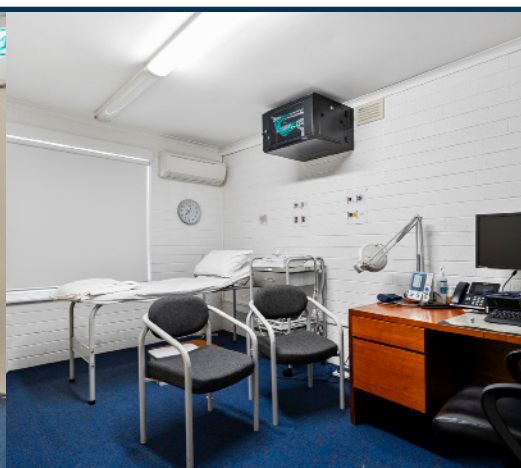
\$29,000

+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](#)

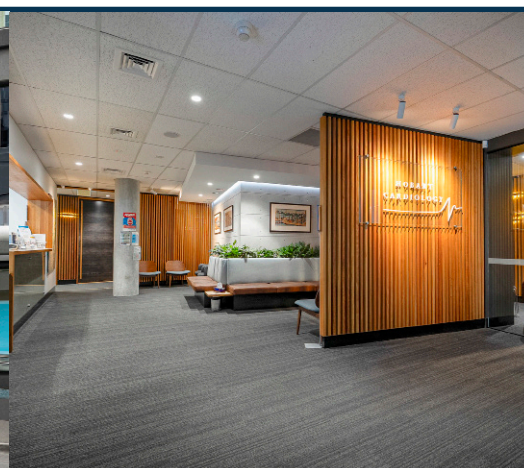


Ground Floor/25 Argyle Street, Hobart

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](#)