

HOBART TASMANIA

Property Magazine

04 September 2026

FREE

PROPERTY
OF THE WEEK

15/52-54 Queen Street,
SANDY BAY PAGE 2



Edwards Windsor

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ewre.com.au
89 Brisbane Street, Hobart

Property of the Week



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.

Features include pleasant views of Kunanyi/Mount Wellington and of the riverfront, additional secure storage locker and one off street car park.

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 offers easy-care living, combining lifestyle convenience with strong investment appeal. Whether you're looking to add to your investment portfolio, make your first step into the property market, or secure a lock-and-leave residence close to the city, this property is sure to impress.



Smartre Sale
\$395,000



1



1



1

[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



39 Elphinstone Road, Mount Stuart

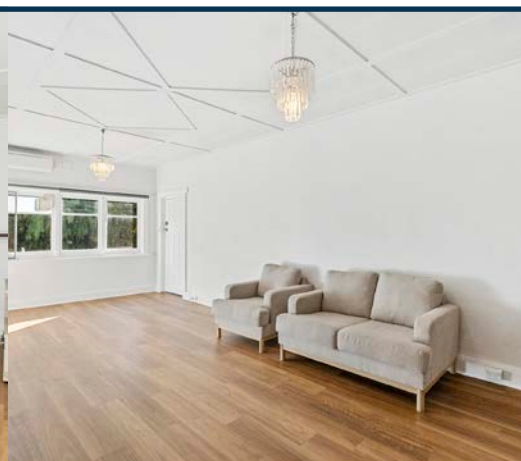
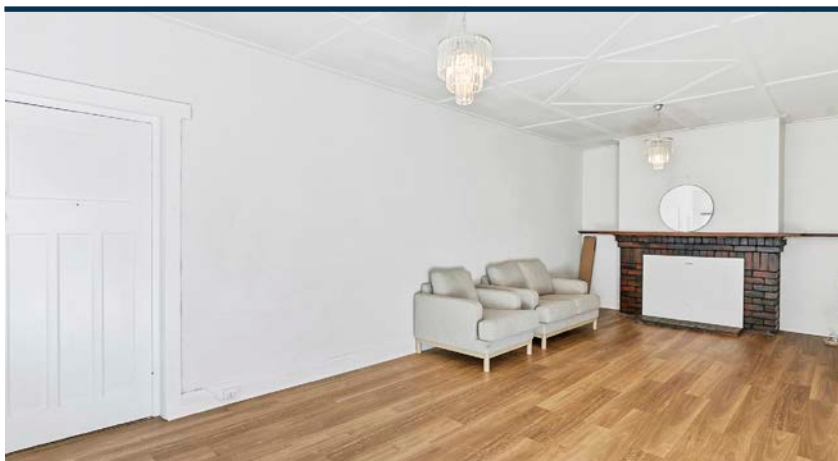
Perfectly positioned in one of Hobart's most sought-after near city locations, 39 Elphinstone Road, Mount Stuart offers an outstanding combination of space, versatility, views, and convenience. This generously proportioned four-bedroom, two-bathroom residence has been thoughtfully designed to accommodate 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.



Smartre Sale
\$1,195,000



[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
\$435,000



[See more details](#)

For Rent

5/11 Lynton Avenue, South Hobart

This neat and tidy one bedroom unit offers comfortable living in a convenient South Hobart location. With polished floorboards, a spacious lounge room, practical kitchen and bathroom, this home is ideal for those looking for low maintenance living close to transport and the many amenities of South Hobart, the City and Sandy Bay. Features include a reverse cycle heat pump, kitchen with good bench space, pantry and ample cupboard storage, bathroom with both shower and bath, European laundry with new washing machine, communal outdoor barbeque area & clotheslines and outdoor parking for one.

\$430/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.

\$725wk



[See more details](#)



5/40-44 Tasma Street, North Hobart

Ideally positioned close to the vibrant North Hobart restaurant strip, this freshly updated ground-floor bedsit offers comfortable and convenient living in a great city-fringe location. The property has been freshly painted throughout and features brand-new carpet, giving the space a clean and fresh feel. It is a bedsit, however there is a separate sleeping area with a dedicated space for your bed, while the generous adjoining living area offers plenty of room to relax and make yourself at home. Easily allowing separation for living and sleeping.

\$290/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](#)



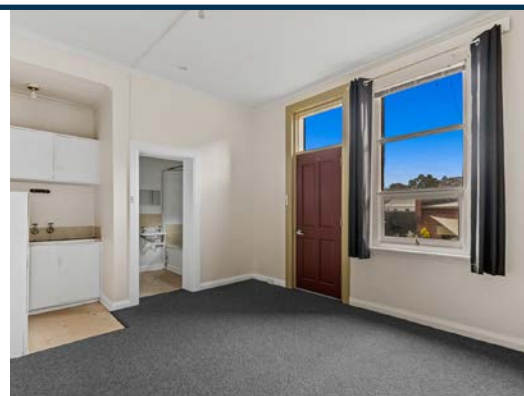
6/40-44 Tasma Street, North Hobart

Freshly updated and conveniently located, this ground-floor unit offers comfortable and low-maintenance living in a popular city-fringe location. The property has been freshly painted throughout and features brand-new carpet, creating a clean and fresh feel. The open-plan living and sleeping area provides a practical space that can be arranged to suit your needs, with plenty of scope to create a comfortable home. The separate bathroom includes a shower over the bath.

\$260/wk



[See more details](#)



1/63 Fisher Avenue, Sandy Bay

Enjoying a fantastic position with beautiful views across the Derwent, this solid brick villa offers comfortable and private living in a sought after Sandy Bay location. With only two properties on the block, the home provides a sense of privacy while still being conveniently located close to local amenities. The light filled living area takes full advantage of the outlook, while the practical layout and low maintenance garden make this an easy home to enjoy.

\$550/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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Edwards
Windsor

Detached home approvals surge over 37 per cent in Tasmania

Article by published by Housing Industry Association, accessed via hia.com.au first published September 1st 2026

[See more details](#)



New figures released today by the Australian Bureau of Statistics show detached house approvals in Tasmania rose 37.8 per cent in the month of July 2026, capping the strongest run of approvals activity the state has seen in years.

Detached approvals were 26.0 per cent higher over the three months to July than in the preceding quarter, and 16.8 per cent higher over the year to July 2026 than the previous 12 months.

"This is the clearest sign of recovery we've seen since the market turned," said HIA Executive Director Tasmania, Benjamin Price.

"Tasmania recorded 2,583 detached home approvals in the year to July 2026. Twelve months ago that figure was 2,211, the weakest result in almost a decade.

"Total dwelling approvals across the state are up 21.4 per cent over the year, against a national increase of 8.7 per cent. Tasmania is outpacing the rest of the country, and lending data points the same way, with finance for the construction of new homes up 16.6 per cent over the year.

"Just as importantly, dwelling prices in Tasmania have remained relatively stable while other capitals have run hard. Building more homes is what keeps a housing market affordable. Where supply responds, prices stay within reach.

"That is exactly why cost imposts on new housing matter so much. Charges levied on new lots and new connections, including TasWater's approach to headworks charges, go straight onto the price of a new home. Every dollar added at the front end is a dollar a first home buyer has to find, or a home that doesn't get built at all.

"Tasmania has an opportunity here, with the housing pipeline rebuilding, finance flowing, and prices being stable. The task for government and for service providers is to avoid loading new costs onto the very activity that is delivering the result."

Mr Price said the recovery remained partial and should not be read as a return to full capacity.

"Approvals are still well short of where they were in 2021, and they are still running below the levels of 2018 through 2023. Multi-unit approvals remain very weak, sitting around a quarter below their ten-year average, and home commencements over the year to March were 15.9 per cent below the decade average.

"Approvals are a leading indicator, as they tell us what should be built. Turning them into completed homes takes land, workers, connections and approvals moving at the pace Tasmania needs them to and that is where the focus needs to stay.

"This is a positive indication for Tasmania's housing supply, but still far below what is required to meet Tasmania's national housing accord targets."

For Sale

139 Main Road, Kempton

Perfectly positioned in the heart of historic Kempton, Windmill Cottage is a beautifully renovated character home where timeless charm meets modern comfort. Thoughtfully transformed for contemporary living while retaining its warm soul, this is a home that invites you to simply move in, relax and enjoy. At the heart of the home lies an impressive open-plan living space, designed with both everyday functionality and effortless entertaining in mind. Accommodation is generous throughout, with three spacious bedrooms, all featuring built-in robes. Outside, the appeal continues with a perfectly level, fully fenced yard. This property is beautifully renovated and completely move-in ready.

Smartre Sale
\$729,950



[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

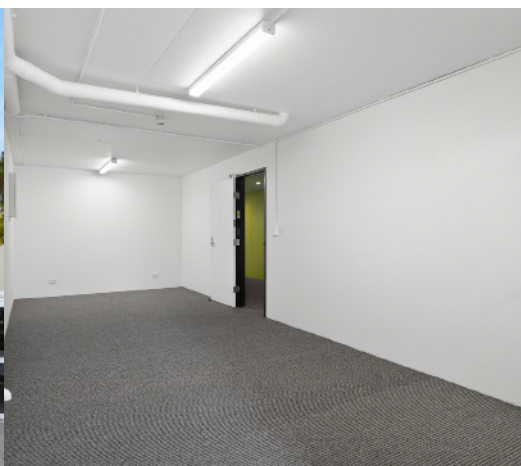


13 Salamanca Square, Battery Point

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](#)

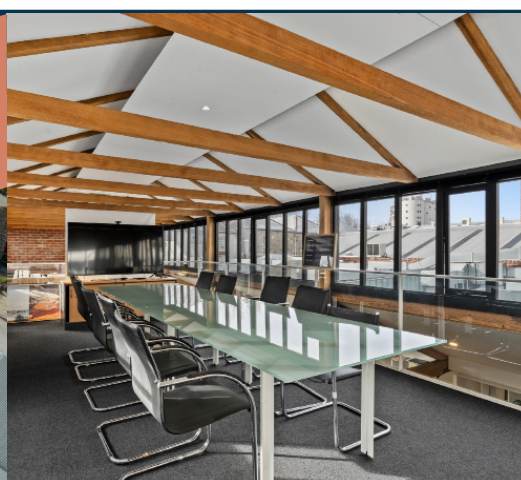


22 Salamanca Square, Battery Point

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.

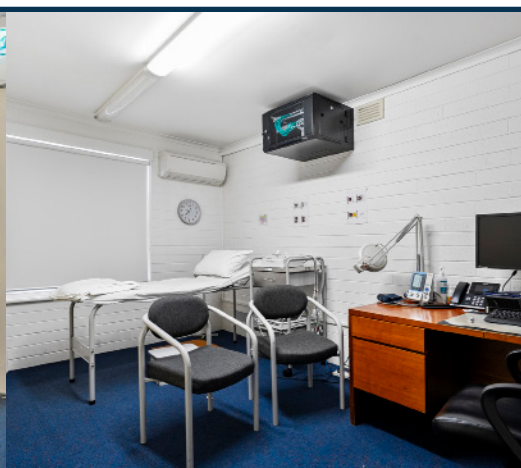
\$29,000

+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](#)

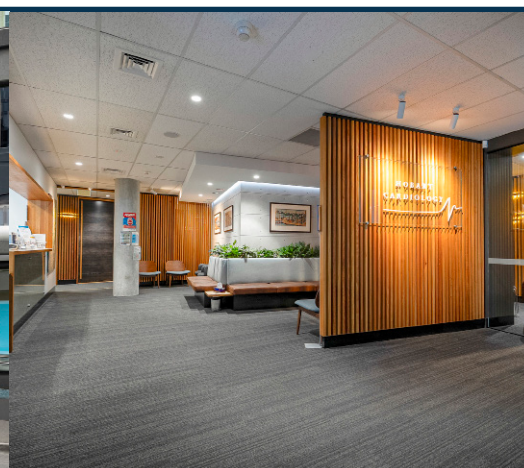


Ground Floor/25 Argyle Street, Hobart

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](#)