

HOBART TASMANIA

Property Magazine

11 September 2026

FREE

PROPERTY
OF THE WEEK

139 Main Street,
KEMPTON PAGE 2



Edwards Windsor

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

Property of the Week



139 Main Street, Kempton

Perfectly positioned in the heart of historic Kempton, Windmill Cottage is a beautifully renovated character home where timeless charm meets modern comfort.

At the heart of the home lies an impressive open-plan living space, designed with both everyday functionality and effortless entertaining in mind. The stunning kitchen offers exceptional storage and expansive bench space, complete with a large island and integrated dining bench, creating the perfect hub for family life. The living area enjoys year-round comfort with the choice of a character-filled wood heater or the convenience of a modern heat pump. Accommodation is generous throughout, with three spacious bedrooms, all featuring built-in robes.

Outside, the appeal continues with a perfectly level, fully fenced yard providing a safe and versatile space for families, pets and gardening enthusiasts alike. A covered carport doubles as an entertaining area perfect for gatherings with friends and family, while a separate powered garage and workshop delivers excellent storage, hobby space or the ideal retreat for weekend tinkering.

Smartre Sale
\$729,950



3



2



6

[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



UNDER OFFER



39 Elphinstone Road, Mount Stuart

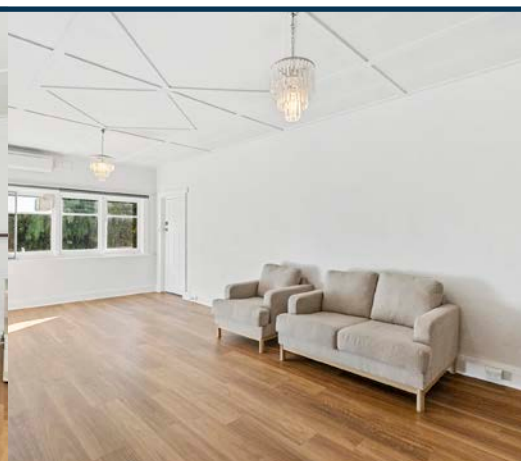
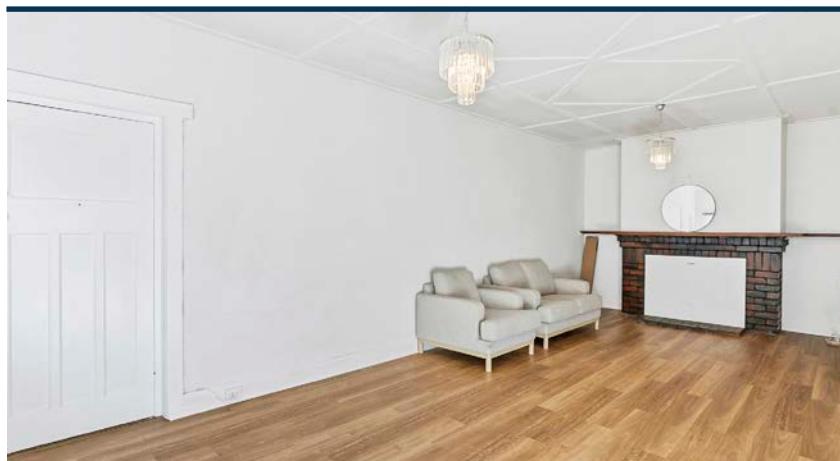
Perfectly positioned in one of Hobart's most sought-after near city locations, 39 Elphinstone Road, Mount Stuart offers an outstanding combination of space, versatility, views, and convenience. This generously proportioned four-bedroom, two-bathroom residence has been thoughtfully designed to accommodate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



Smartre Sale
\$435,000



[See more details](#)

For Rent

186 Brisbane Street, West Hobart

Enjoy the charm and simplicity of cottage living in this cosy two bedroom ground level home, conveniently positioned in popular West Hobart. Offering a warm and inviting atmosphere, this property provides a comfortable base with easy access to the city, local shops, cafes and public transport. Key features include the two bedrooms with storage, cozy living area with wood heater, functional kitchen with practical workspace and storage, small fenced yard, off street parking, shared laundry and convenient location.

\$495/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.

\$725/wk



[See more details](#)



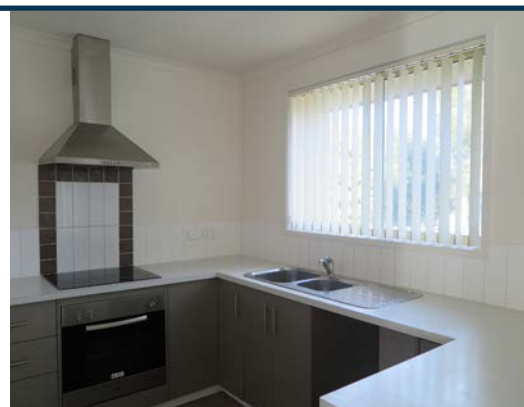
6/107 Burtonia Street, Rokeby

This spacious and well-presented unit features three generous bedrooms, all complete with built-in wardrobes. The modern kitchen offers plenty of cupboard and bench space, an under-bench oven, hotplates and a breakfast bar that overlooks the light-filled, open-plan living and dining area. The living area is equipped with a heat pump for year-round comfort and provides seamless access via sliding doors to the rear deck and fully fenced yard, perfect for enjoying the outdoors. Completing the property is a single remote-controlled garage, which also incorporates the laundry area.

\$495/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](#)



2/14 Lewan Avenue, Kingston

This beautifully presented three-bedroom villa offers stylish, low-maintenance living with a practical layout, quality finishes and plenty of natural light throughout. Ideally positioned close to the Kingston shopping precinct, local services and a wide range of amenities, this home combines comfort and convenience in an appealing package. At the heart of the home is a modern, well-appointed kitchen featuring a large pantry, dishwasher, twin sink and island bench. The deck overlooks an easy-care garden, with a single designated parking space.

\$550/wk



[See more details](#)



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Level 2, 89 Brisbane Street,
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Edwards
Windsor

Report commissioned by local real estate figure shows Hobart business decline, council hits back

[See more details](#)

Article by Rob Inglis, published in the Mercury, accessed via themercury.com.au, first published September 6th 2026



A report commissioned by a former property valuer and economist has claimed that Hobart is being outpaced by Kingston and Rosny when it comes to growth in business numbers.

Hobart has experienced markedly slower business growth than outlying urban areas like Kingston, Rosny, and Glenorchy over the past 15 years, according to new analysis commissioned by a leading figure in the local real estate industry.

Co-founder of the Edwards Windsor property agency, Andrew Edwards is a former member of the Tasmanian Planning Commission and an outspoken critic of the current administration of the Hobart City Council.

Mr Edwards asked Spectrum Analysis Australia to examine Australian Bureau of Statistics (ABS) data relating to trends in business and employment across six medium-sized statistical areas in Greater Hobart for the period of 2011-2025.

Spectrum's report – the methodology of which has been questioned by the council – found that the number of businesses had increased in Cambridge (+50.2 per cent), Glenorchy and Moonah (+41.6 per cent), Brighton (+41.6 per cent), Kingston (34.2 per cent), and Rosny Park (20.2 per cent).

However, the combined growth rate in the Hobart and West Hobart statistical areas – taking in the CBD, North Hobart, West Hobart, and Battery Point – was just 7.5 per cent, increasing from 3445 to 3704 businesses, the analysis suggested.

Mr Edwards seized on the findings as evidence that the Hobart CBD was losing new businesses to “satellite” districts.

“It’s time all candidates in the upcoming Hobart local government election publicly state what they will do to help save the Hobart CBD and reduce barriers for businesses,” he said.

The number of businesses in the Hobart and West Hobart areas with between 20 and 199 workers – more likely to result in anchor tenancies – fell from 302 to 202, while retail was down in most areas, particularly in Rosny Park (-26.9 per cent) and Hobart (-24.6 per cent).

The report noted that declines in retail and financial and insurance services in the Hobart catchment area reflected “broader patterns” seen across Australia.

Spectrum also acknowledged that a count of registered businesses could provide a “misleading picture of commercial centre vitality” because it included sole traders. Mr Edwards, who said he had no formal ties to any council candidates standing in the October elections, pointed out that the report estimated 9528 jobs had been lost from the two Hobart statistical areas (-31.2 per cent).

The ABS doesn’t publish total employment figures at this particular statistical level so Spectrum used a formula to estimate job outcomes.

A council spokesman said the report’s findings were “not supported by [our] own economic data” and caution should be exercised about “drawing strong conclusions” from figures modelled from business counts and assumed staff ratios.

The recent State of the City report released by the council showed the number of people working across the entire municipality had risen to 67,200 in 2024-25 – a 6.3 per cent increase over five years – and that the local economy had for the first time exceeded \$10bn in gross regional product.

Acting Hobart Lord Mayor Zelinda Sherlock said on Friday that the city’s economy was undergoing “structural change” in some sectors, which was occurring in “every modern economy”.

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. Located within easy walking distance of Sandy Bay's popular shopping precinct, cafes, 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.

Smartre Sale
\$395,000



[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

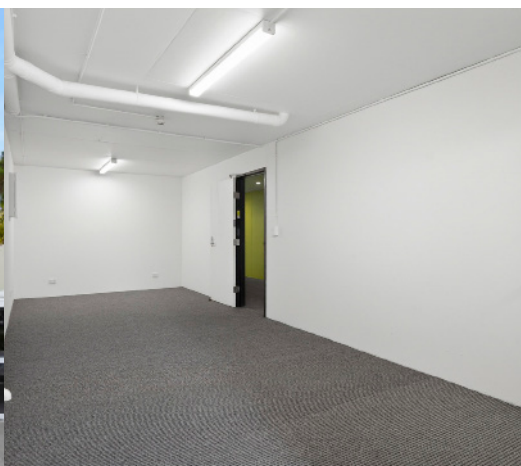


13 Salamanca Square, Battery Point

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](#)



Two Carparks/Level 3 Salamanca Quarry Hobart TAS 7000 Australia

Two sought after car parking spaces on Level 3 of the Salamanca Quarry parking building could be yours. These parking spaces offer immediate access to Salamanca and Battery Point, with the rest of Hobart's city minutes away. The spaces can be for your own use, or serve as a valuable investment with strong demand from prospective tenants.

**Offers Over
\$300,000 + GST**

Other



[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.

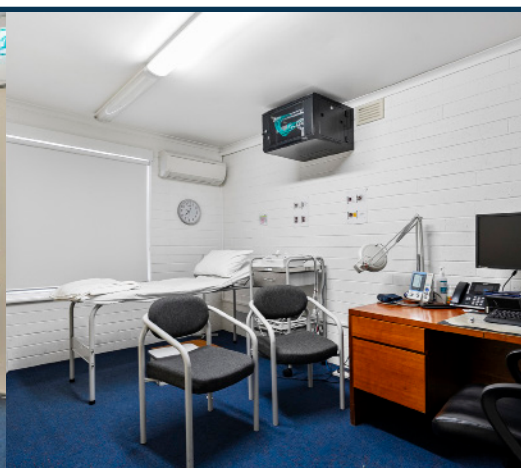
\$29,000

+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](#)

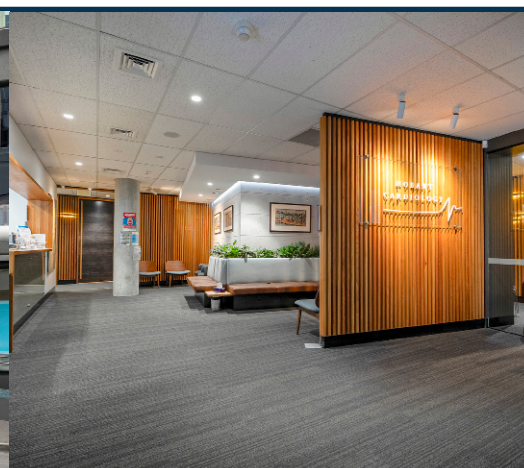


Ground Floor/25 Argyle Street, Hobart

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](#)