HOBART TASMANIA

Property Magazine

18 September 2026

FREE

PROPERTY OF THE WEEK

28 Skillion Road, HOWRAH PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



28 Skillion Road, Howrah





Positioned in one of Howrah's sought-after pockets, 28 Skillion Road presents an outstanding opportunity to secure a generous parcel of land and bring your dream home to life.

Boasting a flat building envelope and easy, level entry, this block offers an ideal foundation for a wide range of home designs, making the building process simpler and more cost-effective. Whether you're planning a contemporary family residence, a low-maintenance lifestyle home, or an investment project, the possibilities here are endless (subject to Council approval).

Enjoy the convenience of living just moments from local schools, shops, and parks while remaining only a short drive from Hobart's CBD. The location perfectly balances a peaceful residential setting with easy access to everyday amenities.

With quality homes surrounding and a family-friendly community atmosphere, this is a rare chance to secure vacant land in an established and highly desirable suburb where opportunities are becoming increasingly scarce.

Smartre Sale
$395,000

Land area : 756m2

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





139 Main Street, Kempton

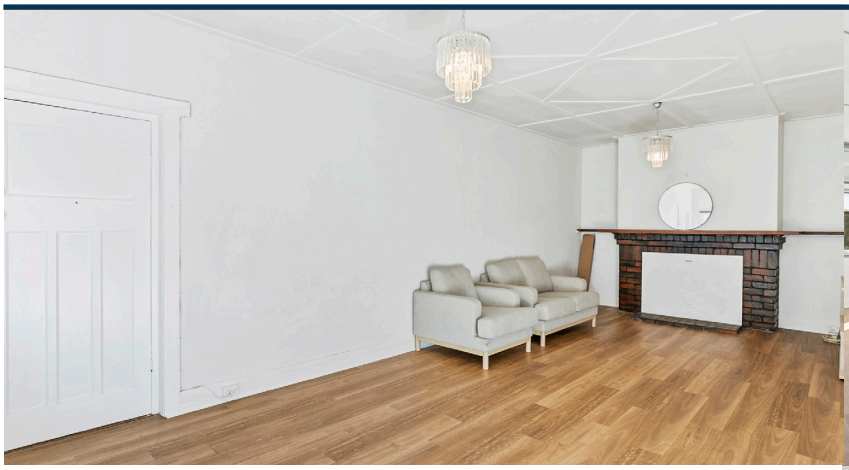


Perfectly positioned in the heart of historic Kempton, Windmill Cottage is a beautifully renovated character home where timeless charm meets modern comfort. Thoughtfully transformed for contemporary living while retaining its warm soul, this is a home that invites you to simply move in, relax and enjoy. 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 and covered carport.

Smartre Sale
$729,9500

3 2 6

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

1 1 1

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, cafés 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 | 2 | 1 | 1

See more details

18 Cowper Road, Claremont



Set in an elevated position with glimpses of the mountains and water, this well-established home delivers comfortable, move-in-ready living in a convenient, family-friendly pocket of Claremont. Inside, the home features three bedrooms, a central bathroom, and a versatile rumpus room. Outside, the covered deck creates the perfect space for entertaining or relaxing while taking in the stunning view. A large garage with room for a workshop provides excellent storage and workspace options, adding to the home's practicality and appeal.

$600/wk | 3 | 1 | 4

See more details

1/220 Melville Street, West Hobart



Discover a townhouse that is anything but ordinary. Cleverly designed with a striking blend of industrial and natural materials, this exceptional property combines architectural flair with warmth, functionality and an effortless sense of style. Tucked away within a peaceful and private complex, this unique home offers the best of both worlds — a quiet retreat to come home to, while being just a comfortable walk from the Hobart CBD and the vibrant cafés, restaurants, shops and services of West Hobart. Thoughtfully arranged over two levels, the home has been designed to maximise space, light and connection with the outdoors.

$670wk | 2 | 1 | 1

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 | 3 | 1 | 3

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 | 2 | 1 | 1

See more details

2 Bonnington Road , West Hobart



Offering a peaceful setting with the convenience of being close to the city, this well-presented home provides a flexible floor plan that can easily adapt to suit a variety of tenants and lifestyles. The home features two large bedrooms, along with two additional versatile rooms that could be utilised as a study, home office, sun room, second living space or additional bedrooms, depending on your needs The main living room is filled with natural light and features a heat pump for year-round comfort. Outside, the property really shines, with a beautiful established garden maintained by a regular gardener.

$570/wk | 3 | 1 | 0

See more details

27 Ninabah Street, Howrah



Are you searching for the perfect home to nurture your growing family? Look no further! This spacious and beautifully refurbished 4-bedroom home in the serene suburb of Howrah offers everything your family needs for a comfortable and convenient lifestyle. Featuring bright and inviting living spaces, four generous bedrooms, recently updated interiors, family friendly layout, fully fenced and private front yard, prime location and convenient commute to Hobart's CBD.

$700/wk | 4 | 1 | 2

See more details

9/13-15 Regent Street, Sandy Bay



This well-presented unit offers comfortable, low-maintenance living in a sought-after location. Recently updated throughout, the property features a modern kitchen and bathroom vanity, quality floor coverings and fresh, neutral paint tones. The bright and functional layout places the main living area and kitchen on the lower level, with bedroom, additional living and the bathroom upstairs. Positioned close to public transport, local shops and the University, the property also includes the added convenience of off-street parking for one vehicle.

$495/wk | 2 | 1 | 1

See more details

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Article

High end homes lead market downturn as affordable properties prove resilient

Article by Cotality, accessed via cotality.com, first published September 10th 2026

Australia's most expensive homes are leading the housing downturn, with upper-quartile house values in Sydney and Melbourne now more than 10% below their peak levels, while lower-priced homes and units continue to show greater resilience, according to Cotality's September Housing Chart Pack.

Cotality's September Chart of the Month examines how housing values are tracking across different price segments, revealing the sharpest falls have occurred at the top end of the market.

Among Australia's largest cities, upper-quartile house values are now 10.7% below peak in Sydney and 10.5% lower in Melbourne, highlighting the extent to which higher-value properties have driven the downturn.

Cotality Head of Research Gerard Burg said the downturn has broadened over time, spreading beyond the premium markets where it first emerged.

"Early in the cycle, falling home values were largely confined to higher-priced properties in Sydney, Melbourne and Canberra.

"More recently, however, home values have also started declining across Brisbane, Adelaide and Perth, demonstrating that the downturn is now affecting a broader range of markets," he said.

"While the market correction has become more widespread, the largest declines continue to be concentrated among higher-value homes."

Mr Burg said the timing and scale of declines varied across cities.

"Higher-value dwellings in Sydney, Melbourne and Canberra were the first to turn and continue to record the largest cumulative falls."

"Upper-quartile houses in Sydney and Melbourne are now more than 10% below their cyclical peaks, underscoring the role premium housing has played in driving the downturn."

"In contrast, price declines across Brisbane, Adelaide and Perth have been more evenly distributed across value segments, reflecting their later entry into the downturn."

However, Mr Burg noted there were exceptions to the broader trend.

"Canberra's unit market has bucked the pattern, with lower-value units recording larger declines than their higher-value counterparts."

"Lower-quartile unit values in Canberra are down 2.9% from peak levels compared with a decline of 1.6% across the upper quartile, reflecting an overhang of more affordable stock."

The divergence between upper and lower-value housing remains most pronounced in Melbourne and Sydney. The gap between cumulative declines across upper and lower-quartile houses has reached 6.6 percentage points in Melbourne and

See more details

5.3 percentage points in Sydney. By comparison, the difference is less than one percentage point in Perth, Adelaide and Brisbane.

How do units compare?

Mr Burg said a similar trend was evident across the unit market, although the differences between value segments were less pronounced than for houses.

"Units have generally proven more resilient throughout the downturn, supported by their relative affordability and lower entry price points."

"While higher-value units have generally recorded larger declines than lower-value stock, the gap is smaller than what we are seeing across detached housing."

The difference between upper and lower-quartile unit declines is widest in Melbourne and Sydney at 4.9 and 4.5 percentage points respectively, compared with 2.6 percentage points in Adelaide, 1.4 percentage points in Brisbane and 1.3 percentage points in Perth.

However, there were some notable exceptions.

"Perth's unit market has recorded larger declines than houses across every value segment, while upper-quartile units in Adelaide have fallen further than upper-quartile houses."

"Despite these exceptions, affordability has generally helped support demand for units and cushion value declines relative to detached housing."

Other key highlights from the Cotality Housing Chart Pack, September 2026

- National dwelling values fell 3.1% over the three months to August, while annual growth eased to 2.7%, adding approximately $24,648 to the median dwelling value over the year.
- National annual sales declined 2.7% over the year to August, with capital city sales down 5.2% and regional sales rising 1.8%.
- Selling conditions continued to soften, with the median time on market increasing to 39 days, up from 28 days a year ago.
- Vendor discounting widened, with the median discount across the capitals reaching 4.2%, the highest level since January 2023.
- Total listings rose to more than 139,100 properties, up 18.1% year-on-year and now

2.2% above the five-year average.

- The four-week average auction clearance rate was 49.5% at the end of August and has remained below 50% since early June.
- Chart of the Month: Upper-quartile house values in Sydney and Melbourne are now down more than 10% from their peak levels, with Canberra also recording significant declines.

For Sale

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. This apartment delivers the best of both worlds: the buzz of the city at your front door and the calming presence of the rivulet at your back. Whether you're after a weekday crash pad, a lock and leave base, or a reliable income producing asset, this property ticks every box. An unbeatable location, modern design and broad appeal.

Smartre Sale $725,000 | 2 | 2 | 0

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

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. The home includes three generous bedrooms, two bathrooms, three toilets and multiple living areas complimented by timeless hardwood floors throughout. 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.

Smartre Sale $950,000 | 3 | 2 | 5

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.

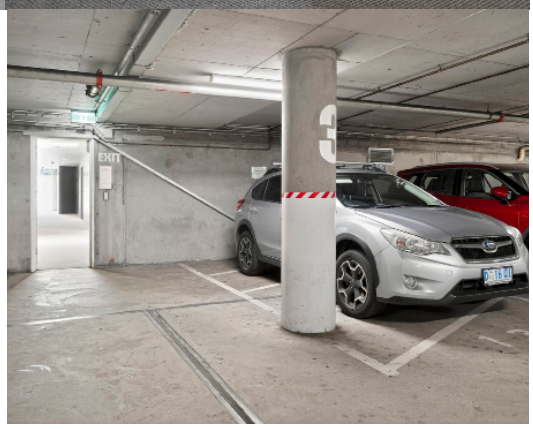
Smartre Sale $500,000 | 2 | 1 | 0

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

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.

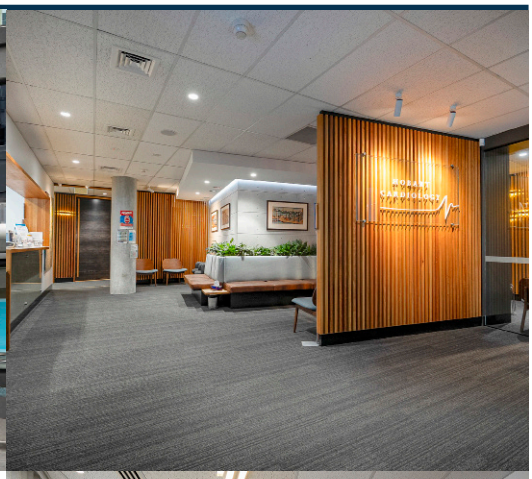
$18,500 +outgoings +GST

ZONE Office



See more details



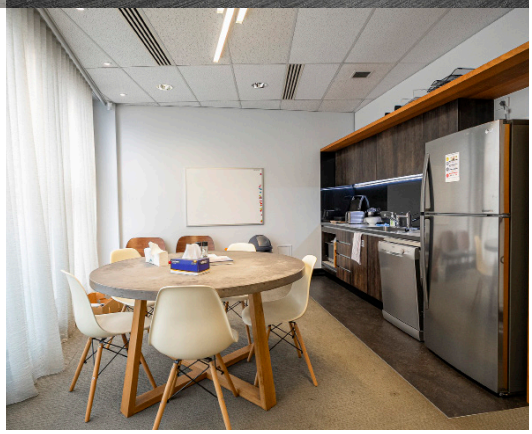


Ground Floor/25 Argyle Street, Hobart

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