HOBART TASMANIA

Property Magazine

25 September 2026

FREE

PROPERTY OF THE WEEK

39 Carlton Bluff Road, PRIMROSE SANDS PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



39 Carlton Bluff Road, Primrose Sands

Perched in a highly sought-after pocket of Primrose Sands, this beautifully presented three-bedroom home offers the perfect blend of comfort, lifestyle and breathtaking coastal scenery.

Step inside to discover a light-filled open plan living and dining area, designed to maximise the sweeping beach and sea views. At the heart of this character filled home, the kitchen features a gas cooker and a convenient breakfast bar, creating the perfect space for casual dining, entertaining guests, or enjoying your morning coffee while taking in the outlook. Perfectly positioned just three minutes on foot from the beach, this property combines convenience with the very best of seaside living.

Outdoor living is a true highlight, with a large decked entertaining area that captures stunning water views and provides the ideal setting for alfresco dining, weekend barbecues, or simply relaxing in the fresh coastal air. The fully landscaped gardens have been thoughtfully designed to complement the home while offering a beautiful, low-maintenance outdoor environment.

There is also twin access to a carport and generous off-street parking, including ample space for a boat.





Smartre Sale
$675,000

3 1 3

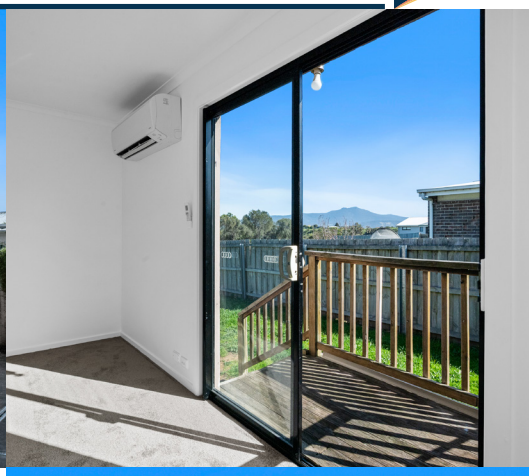
See more details

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





4/27-29 Fisher Drive, Herdsmans Cove



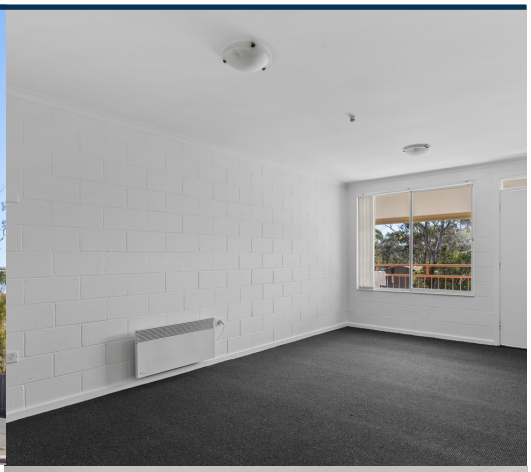
Positioned at the rear of a small strata complex of 4, this neat and tidy unit presents an outstanding opportunity for first home buyers, savvy investors, and downsizers. Enjoy beautiful water and mountain views from within the home, which has recently benefited from fresh internal paintwork and new carpeting.The practical floorplan offers two comfortable bedrooms, a central bathroom, and light-filled living spaces designed for easy everyday living. Outside, the level and fully fenced backyard provides a secure space for children, pets, or simply relaxing outdoors, while on-site parking adds further convenience.

Smartre Sale
$425,000

2 1 1

See more details





5/469 Nelson Road, Mount Nelson



Set amidst the peaceful surrounds of Mount Nelson, this immaculately maintained studio apartment presents an exceptional opportunity for first-home buyers, savvy investors, or those looking to embrace an easy-care lifestyle just moments from the city. The functional layout features an open-plan living area, complemented by a kitchen with ample counter space. The updated bathroom includes a shower, toilet, vanity, and integrated laundry facilities, providing everything needed for comfortable day-to-day living. Completing the package is one off-street parking space, while the property's convenient location places you just 10 minutes from both Hobart CBD and Kingston.

$375,000

1 1 1

See more details

For Rent

5/9 Longpoint Road, Sandy Bay



It is not often that a property of this size becomes available for rent in this sought-after area, particularly within this quiet and well-maintained complex of only five units. Set over two levels, this spacious four-bedroom property offers comfortable living, with a reverse-cycle heat pump on each level and a recently renovated main bathroom. Only a stone's throw from Sandown Park, Long Beach and the Lower Sandy Bay shopping precinct, you'll have an excellent range of local amenities close by, including restaurants, cafés, pizza, bottle shop, hairdresser, barber, newsagent, butcher, doctor and chemist.

$850/wk | 4 | 2 | 2

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

7/35-37 Olinda Grove, Mount Nelson

This neat and tidy two bedroom unit is located on the top floor of a quiet complex and offers comfortable, low maintenance living in a convenient location. The property is freshly painted throughout with new carpet and vinyl flooring. It boasts a spacious open plan living area and functional kitchen with breakfast bar. There is electric heating, two good sized bedrooms, combined bathroom and laundry and off street car parking for one vehicle. It is also close to schools, public transport and only a short walk to the Mt Nelson Store.



$420/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 Wombara Avenue, Kingston Beach

Set in a convenient location just minutes from local shops, restaurants, schools and Kingston Beach, this family home offers practical and comfortable living. The home comprises three bedrooms all with built-in wardrobes, along with separate bathroom, laundry and toilet areas.The spacious open-plan living area enjoys water views and features a heat pump for year-round comfort. The kitchen provides plenty of storage and also takes advantage of the outlook. Outside, you'll find a partially fenced rear yard, providing a space to relax and enjoy.



$625/wk | 3 | 1 | 2

See more details

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Article

Housing resale profits retreat from record as downturn begins to bite

Article by Cotality, accessed via cotality.com, first published September 16th 2026

See more details

Australia's housing downturn has ended the recent run of record resale results, with the share of profitable sales falling from a 21-year high and the median gain retreating from its March peak.

Cotality's latest Pain & Gain report analysed more than 94,000 residential resales in the June quarter, finding 95.4% delivered a nominal profit, down from a 21-year high of 96.1% in March. The median gain also eased from a record $378,000 to $371,000, while the median loss increased from $44,000 to $45,000.

The number of resales analysed also fell from almost 101,000 in the March quarter, as national dwelling values declined 1.5% over the three months to June.

Cotality Head of Research Gerard Burg said the results marked a modest change in resale conditions after several years of strong value growth left many homeowners with a substantial equity buffer.

"Profitability is still exceptionally high by historical standards, but we are starting to see the impact of weaker housing market conditions flow through to resale outcomes," Mr Burg said.

"Most sellers are still benefiting from the significant value growth accumulated over the past five years, which is providing considerable protection against the early stages of the downturn. With home values falling across more markets, that buffer will become increasingly important in determining resale outcomes."

Years of growth still protecting most sellers

Time in the market continues to provide significant protection against short-term fluctuations in home values, with profitable resales held for a median 9.1 years nationally in the June quarter.

Loss-making resales had a shorter median hold period of 8.1 years, with the difference particularly pronounced for houses. Houses sold for a profit had typically been held for 9.3 years, compared with 4.4 years for loss-making house resales.

Mr Burg said the shorter hold period placed many loss-making house purchases around 2022, when home values were close to their previous peak before rising interest rates triggered a national slow down.

"Owners who have held their property for nine or 10 years have generally experienced several periods of value growth, giving them a much larger equity buffer when market conditions weaken," he said.

"Recent buyers have had much less time to accumulate those gains and are therefore more exposed when values fall, particularly if they bought close to a market peak.

"However, longer ownership doesn't always guarantee a profit, and the results vary considerably by market and property type, but the likelihood of a profitable resale generally increases with time."

Downturn puts recent buyers at greater risk

Regional markets continued to record a higher rate of profitable resales than the combined capitals in June, with 97.5% of regional transactions delivering a gain compared with 94.1% across the capitals.

Profitable capital-city sellers however recorded the larger windfall, with a median gain of $415,000 compared with $324,500 across regional Australia.

Mr Burg said the June quarter marked the beginning of a more challenging period for resale profitability, after Cotality's national home value index peaked in March and subsequently entered a downturn.

"Affordability and mortgage serviceability were already constraining buyers before the downturn, with three interest rate increases in the first half of 2026, higher cost-of-living pressures, weaker consumer sentiment and changes affecting property investors adding further pressure on housing demand," he said.

"There is significant uncertainty around the short-term economic outlook, particularly the direction of interest rates and increasing pressure on household budgets. If housing values continue to fall, we would expect that to place further downward pressure on resale profitability over the coming quarters."

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.

$729,950 | 3 | 2 | 6

See more details

28 Skillion Road, Howrah

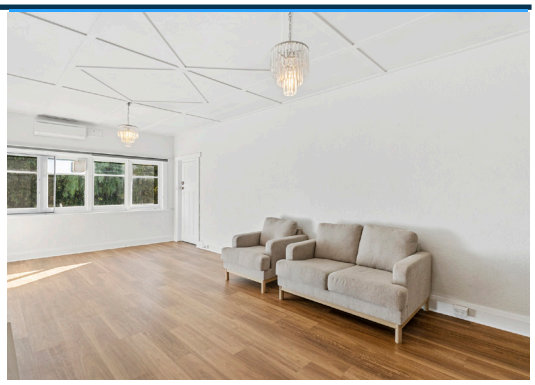


Positioned in one of Howrah's sought-after pockets, 28 Skillion Road presents an outstanding opportunity to secure a generous parcel of land and bring your dream home to life. Boasting a flat building envelope and easy, level entry, this block offers an ideal foundation for a wide range of home designs, 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).

Smartre Sale $395,000 | Land: 756sqm approx.

See more details

10/11 Lynton Avenue, South Hobart



Perfectly positioned, this comfortable apartment presents an 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. 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

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.

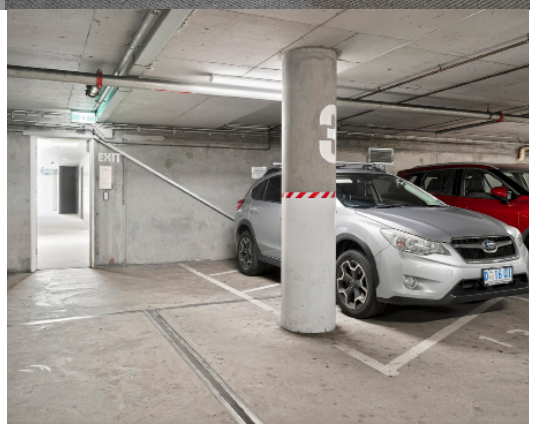
Smartre Sale $500,000 | 2 | 1 | 0

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.

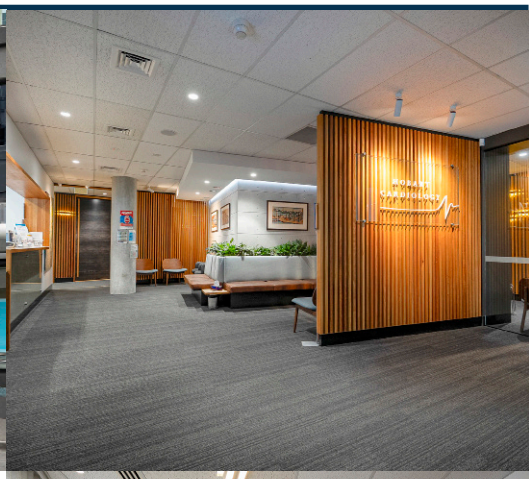
$18,500 +outgoings +GST

ZONE Office



See more details



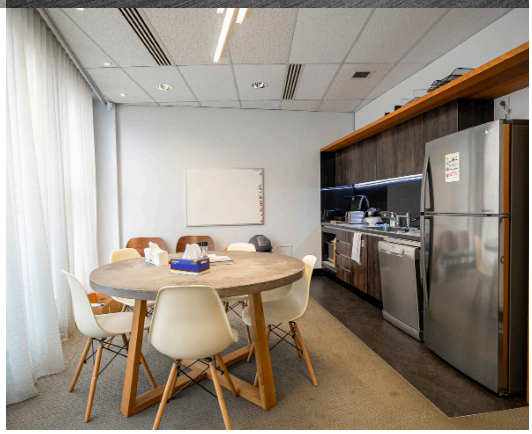


Ground Floor/25 Argyle Street, Hobart

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