HOBART TASMANIA

Property Magazine

02 October 2026

FREE

PROPERTY OF THE WEEK

16 Lennox Avenue,

LUTANA, PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



16 Lennox Avenue, Lutana

Tthis well-presented three-bedroom home offers a fantastic combination of comfort, practicality and convenience, just under 10 minutes from the Hobart CBD.

Inside, beautiful timber floorboards create a warm and inviting atmosphere, while the updated kitchen and modernised bathroom provide contemporary style and functionality. The living spaces are perfectly suited to everyday family living, with an effortless flow throughout the home.

Step outside to the covered deck, where you can relax year-round and enjoy peaceful views across the surrounding hills. The property's flat allotment provides excellent usability for families, pets and outdoor entertaining, while dual access adds flexibility and convenience.

Located in a sought-after position close to schools, shops, parks and public transport, this attractive property delivers the perfect balance of suburban tranquillity and city convenience.

This home is perfect for investors and this move-in-ready home presents an outstanding opportunity to secure a quality property. .





$685,000

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







4/39 Queen Street, Bellerive

Perfectly positioned in the heart of sought-after Bellerive, this stylish ground-floor unit offers a low-maintenance lifestyle just moments from the water meaning you can enjoy the best of bayside living while benefiting from the convenience of a true lock-and-leave property. Inside, the home has been thoughtfully updated with a modern interior that creates a fresh and inviting atmosphere. The well-designed layout features a comfortable bedroom, contemporary bathroom, and light-filled living spaces that make the most of the home's easy-care footprint. Step outside to the decked entertaining area and off street parking.

$425,000 | 1 | 1 | 1

See more details







18/50 Burtonia Street, Rokeby

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.

$295,000 | 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.

$650wk | 2 | 1 | 1

See more details

19 Acton Crescent, Goodwood



Located on a convenient bus route and just a short drive from the Glenorchy Shopping Precinct, 19 Acton Crescent offers easy access to a range of local services and amenities. The property comprises three bedrooms, with the main bedroom featuring a built-in wardrobe. The updated kitchen offers plenty of cupboard space and flows through to the comfortable living area, which is equipped with a heat pump for year-round comfort. Outside, the property offers a low-maintenance, fully fenced yard with a garden shed, providing a secure and manageable space for the family.

$525/wk | 3 | 1 | 2

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 breadfast 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

51 Oldham Avenue, New Town



This weather board cottage is set back off the main street, and is within close proximity to the New Town shopping complex, schools, public transport routes and parks, perfect for families. The lounge room has quality polished floorboards, and a bay window that lets in plenty of light and has views of beautiful Mount Wellington. There is a large eat-in kitchen and room for a family dining table. There are three good sized bedrooms with ample sunlight (two with built-ins and the main has a study alcove/sunroom). A Carport and driveway located on the left side provides off street parking.

$625/wk | 3 | 1 | 3

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

Statement by the Monetary Policy Board: Monetary Policy Decision

Media Release by the Reserve Bank of Australia, accessed via rba.gov.au, first published September 29th 2026

See more details



At its meeting today, the Board decided to increase the cash rate target by 25 basis points to 4.60 per cent.

Inflation remains elevated and some of the upside risks flagged in August are materialising. The conflict in the Middle East has broadened and global energy prices are now much higher than had been assumed in the August forecasts. AI-related demand is driving rapid growth in global prices for technology-related goods. And there remains pressure on domestic capacity. Liaison indicates that firms are experiencing cost pressures and are either increasing the prices of their goods and services or looking to do so. Short-term measures of inflation expectations remain elevated. And recent inflation outcomes in Australia were stronger than expected at the previous meeting.

Growth in output has slowed but, at the margin, was stronger than expected in the June quarter. There are signs that growth in consumer spending is easing gradually as expected, although housing prices have fallen in most capital cities and new housing loans have declined noticeably. Labour market conditions have eased broadly as expected in recent months, and labour market leading indicators are broadly stable. Meanwhile, growth in business investment and debt is strong.

There continue to be heightened uncertainties about the outlook for domestic economic activity and inflation. The Middle East conflict remains unresolved, and there are scenarios where inflation is higher and activity lower than forecast. Global oil supply disruptions are maintaining upward pressure on global and domestic energy prices and inflation. A period of prolonged uncertainty may also cause growth to be lower overseas and in Australia. To date, however, growth in Australia's major trading partners has been stronger than expected, as the boost from AI-related investment has outweighed the adverse effects of the Middle East conflict. In Australia, weak productivity growth continues to constrain potential growth and there are uncertainties about the economic effects of the downturn in the housing market.

Decision

Since the previous meeting, some of the upside risks to inflation are materialising. There have been further disruptions to global oil supply and recent data suggest that growth and inflation in Australia have been higher than expected. Higher fuel prices have partially been passed through to prices of other goods and services. This inflation impulse is in addition to the effect of capacity pressures in the economy.

The Board remains focused on ensuring that high inflation does not become embedded. To achieve this, growth in aggregate demand needs to remain subdued for a period to reduce capacity pressures and bring inflation back to target. The three increases in the cash rate target since the beginning of the year have tightened financial conditions and the economy appears to be slowing. But inflation is still too high and the Board judged that, in light of recent developments, a further tightening in financial conditions is warranted to support a return of inflation to target in a reasonable period.

The Board will continue to do what it considers necessary to bring inflation sustainably back to target, including increasing the cash rate target further if needed. Accordingly, the Board will be attentive to the data and the evolving assessment of the outlook and risks to guide its decisions. Monetary policy is well placed to respond to developments, and the Board is focused on its mandate to deliver price stability and full employment.

Today's policy decision was unanimous.

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.

$699,000 | 3 | 2 | 6

See more details

4/27-29 Fisher Drive, Herdsmans Cove

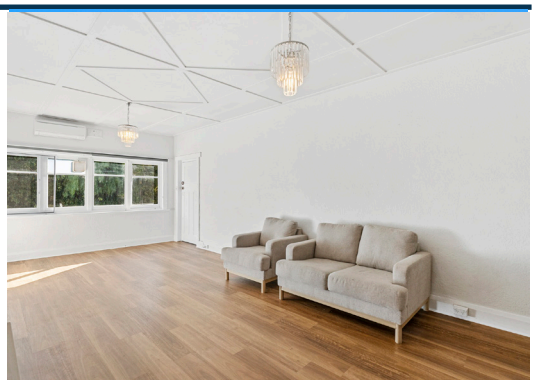


Positioned at the rear of a small strata complex of 4, 4/27-29 Fisher Drive calls you to Herdsmans Cove. This neat and tidy two-bedroom unit presents an outstanding opportunity for first home buyers, savvy investors, and downsizers seeking comfort, convenience, and low-maintenance living. Enjoy beautiful water and mountain views from within the home, which has recently benefited from fresh internal paintwork and new carpeting, creating a bright and welcoming atmosphere throughout. Outside, the level and fully fenced backyard provides a secure space while on-site parking adds further convenience.

$425,000 | 2 | 1 | 1

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

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. 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. There is also one off-street parking space, while the property's convenient location places you just 10 minutes from the Hobart CBD.

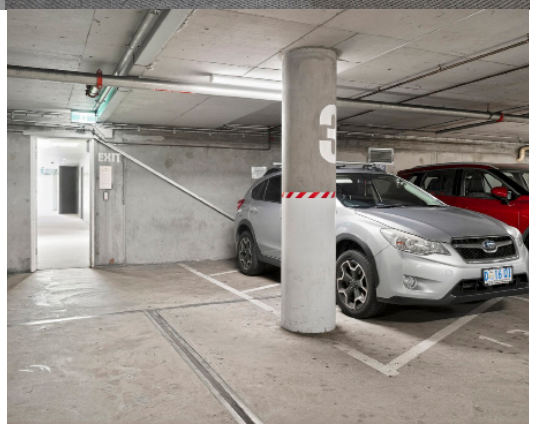
$375,000 | 1 | 1 | 1

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







50B Melville Street Hobart

Position your business in this well-presented retail premises located on popular Melville Street. Offering excellent street frontage and exposure, this versatile tenancy is well suited to a range of retail, service retail, or professional uses (STCA). The property benefits from strong pedestrian and vehicle traffic, providing outstanding visibility and convenient access for customers and staff alike situated in proximity to the intersection with Elizabeth Street, the thriving link between the CBD and North Hobart.

$50,000 +outgoings +GST

ZONE Retail, Showrooms / Bulk Goods

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.

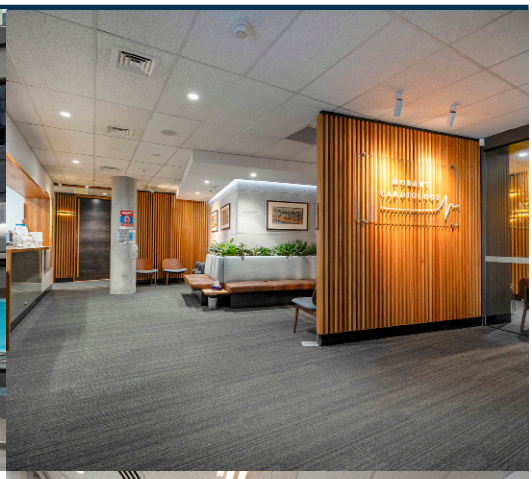
$18,500 +outgoings +GST

ZONE Office



See more details



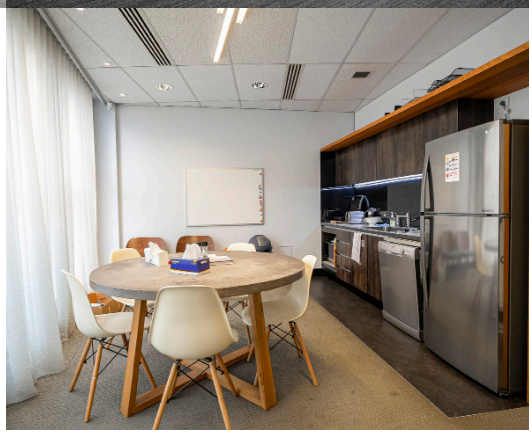


Ground Floor/25 Argyle Street, Hobart

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