HOBART TASMANIA

Property Magazine

09 October 2026

FREE

PROPERTY OF THE WEEK

18/50 Burtonia Street, ROKEBY, PAGE 2



Edwards Windsor

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ewre.com.au
89 Brisbane Street, Hobart

Property of the Week



18/50 Burtonia Streeet, Rokeby





Positioned in a convenient and well-maintained complex, this neat and tidy one-bedroom unit presents an outstanding opportunity for first home buyers looking to enter the property market, or investors seeking a low-maintenance addition to their portfolio.

Offering comfortable and practical living, the home features a well-appointed bedroom, a functional bathroom, good storage options uncommon for a unit of this size, and the convenience of off-street parking for one vehicle. Designed for easy living, the property is a genuine "set and forget" opportunity with minimal upkeep required.

Investors will appreciate the excellent tenant currently in place until February, who takes exceptional care of the property and maintains it to a high standard, providing immediate rental income and peace of mind.

Convenience is a key feature of this location, with the popular Glebe Hill Shopping Plaza just a five-minute drive away, providing access to supermarkets, specialty stores, cafes and essential services. Hobart's CBD is also within easy reach, with a comfortable commute of approximately 20 to 25 minutes.

$295,000

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





16 Lennox Avenue, Lutana



Positioned in the ever-popular suburb of Lutana, this 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. Outside enjoy a covered deck, flat allotment and dual access. Located close to schools, shops, parks and public transport.

$685,000 | 3 | 1 | 3

See more details





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. Accommodation is generous throughout, with three spacious bedrooms, all featuring built-in robes. Adding to the practicality is a well-appointed internal laundry with additional storage. Outside, the appeal continues with a perfectly level, fully fenced yard. A covered carport doubles as an entertaining area while a separate powered garage and workshop delivers excellent storage or hobby space.

$699,000 | 3 | 2 | 6

See more details

For Rent

2/38 Ruth Drive, Lenah Valley



This property is available for lease to mid-February 2027 only. 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.

$480/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.

$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

25/212 Collins Street, Hobart



This stylish ground-floor apartment offers the perfect blend of convenience and comfort, ideal for those seeking a vibrant city lifestyle With a contemporary interior and a range of desirable features, this home is ready to impress. Such features include the prime location, modern kitchen, spacious open-plan living space with heat pump, private balcony, two bedrooms with built-in robes, separate laundry and separate storage room. There are also exclusive shared facilities including a communal outdoor entertaining on level 4 of the building. Find shops, eateries, public transport and parks within minutes.

$570/wk | 2 | 2 | 0

See more details

207 Tollard Road, Rokeby



As you enter through the front door you will instantly notice the quality features and immaculate presentation of the home. The sun soaked open plan living/dining opens onto the entertaining deck overlooking expansive water views. The kitchen is large and very functional. Three large bedrooms all with built ins ensure enough space for a family or home office. The large bathroom boasts both a bath and shower and a separate laundry with ample storage space. The native front yard is maintained by a gardener and there is an abundance of under house storage plus off street parking for two cars.

$600/wk | 3 | 1 | 2

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

Australian housing values down for sixth straight month in September

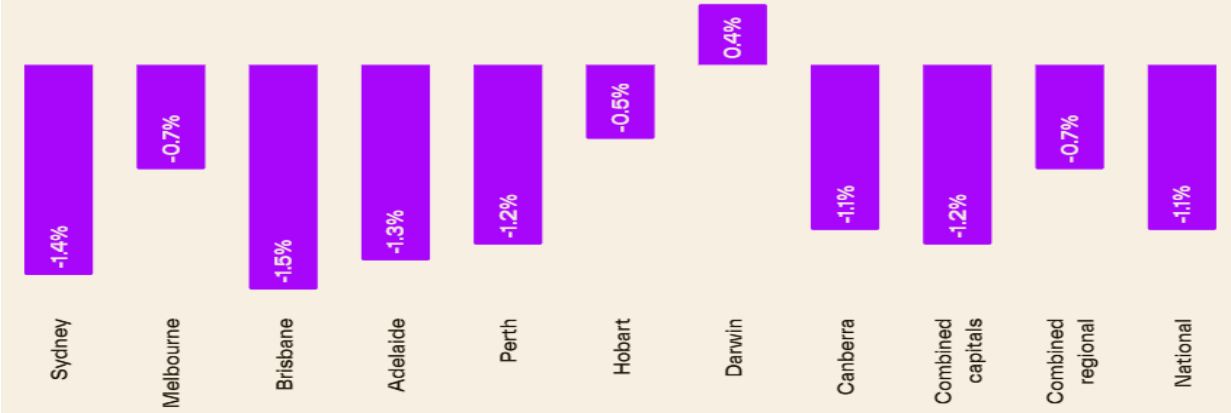
Article by Cotality, accessed via cotality.com.au, first published October 1st 2026

See more details

Overview

- **Cotality's Home Value Index fell -1.1% in September**, marking the sixth straight month of falling values.
- **Brisbane saw the sharpest monthly drop among capitals in September (-1.5%)**, and **Darwin (0.4%)** was the only housing market to avoid a fall over the month.
- Across the capitals, **almost every suburb (97%) has recorded value declines over the past three months**, demonstrating the broad-based scope of the negative housing cycles.

HOME VALUE INDEX



Cotality's national Home Value Index fell 1.1% in September, the sixth straight month of falling values. On a national basis, dwelling values are now 5.2% below their record highs from March 2026.

Every capital city except Darwin recorded a fall in home values through the first month of spring, along with 71% of the regional SA3 sub-markets recording a decline in values over the month.

Tim Lawless, Cotality's research director notes almost every capital city suburb was down in value over the past three months. "97% of capital city suburbs were down in value over the three months to end of September, highlighting the broad-based scope of this negative housing cycle."

The housing downturn reflects a combination of affordability constraints, higher interest rates, elevated living costs, and weaker consumer sentiment, all of which have reduced purchasing capacity and dampened buyer demand.

Brisbane recorded the sharpest monthly decline among the capitals in September, with values down 1.5%, edging past Sydney's 1.4% fall. The result highlights how sharply conditions have shifted in what had previously been one of the strongest performing housing markets. Melbourne is now showing a milder rate of decline, at -0.7%, than each of the mid-sized capitals where values were down more than 1% in September.

Sydney continues to lead the housing correction, with values now 8.6% below their February peak. The decline is marginally deeper than the equivalent stage of the 2022-23 downturn, highlighting how rapid demand has weakened across the nation's largest housing market.

On an annual basis, the national outcome has been flat (0.0% change in values), but some markets are still showing strong annual gains, reflecting the period of growth through 2024 and early 2026.

Regional markets continue to prove more resilient than the capitals, with regional dwelling values up 5.6% annually compared with a 1.8% annual decline across the combined capitals.

Housing turnover has also eased, with estimates of the number of home sales over the past three months tracking 19.1% lower than a year ago nationally and 13.3% below the previous five-year average.

"The sharp drop in sales has implications for the broader economy, with lower sales likely to hit some retail segments as well as stamp duty revenues for state governments," Mr Lawless said.

As housing demand continues to ease, advertised supply levels have accumulated, despite a reduced flow of fresh listings coming to market. Across the combined capitals, the flow of new listings added to the market was 9.2% lower than a year ago, but total inventory was tracking 23.1% higher.

"Despite fewer new listings entering the market, inventory levels have risen sharply because the rate of sale has fallen even faster. Capital city homes are now taking a median of 39 days to sell compared with 23 days a year ago, resulting in an accumulation of advertised supply," Mr Lawless said.

"The lift in available stock is improving choice for buyers, but ironically, many prospective buyers don't have the confidence or financial capacity to buy at the moment."

For Sale

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. 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. The fully landscaped gardens have been thoughtfully designed. There is also a twin access carport and off-street parking.

Smartre Sale $675,000 | 3 | 1 | 3

See more details

4/27-29 Fisher Drive, Herdsmans Cove

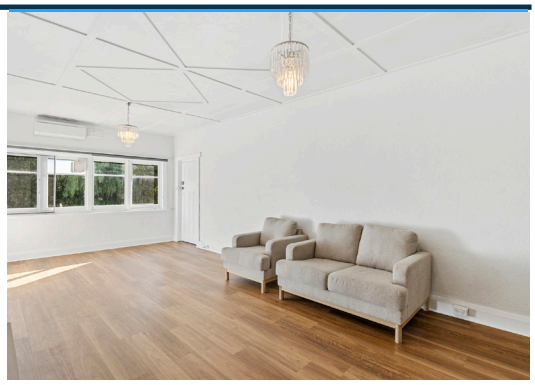


Positioned at the rear of a small strata complex of 4, 4/27-29 Fisher Drive calls you to Herdsmans Cove. This neat and tidy two-bedroom unit presents an outstanding opportunity for first home buyers, savvy investors, and downsizers seeking comfort, convenience, and low-maintenance living. Enjoy beautiful 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.

$397,950 | 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.

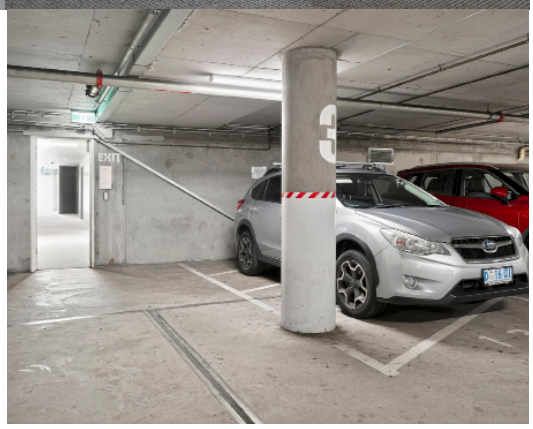
$349,000 | 1 | 1 | 1

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.

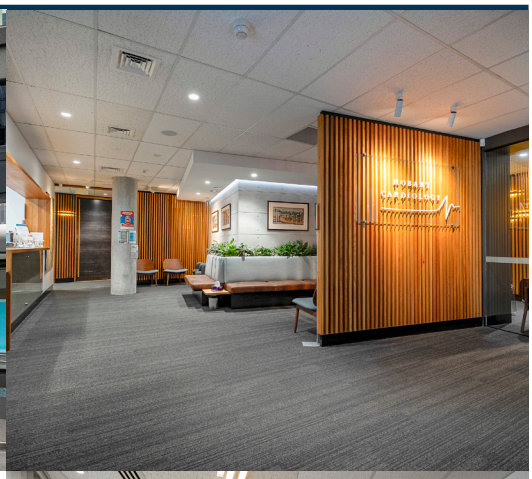
$18,500 +outgoings +GST

ZONE Office



See more details



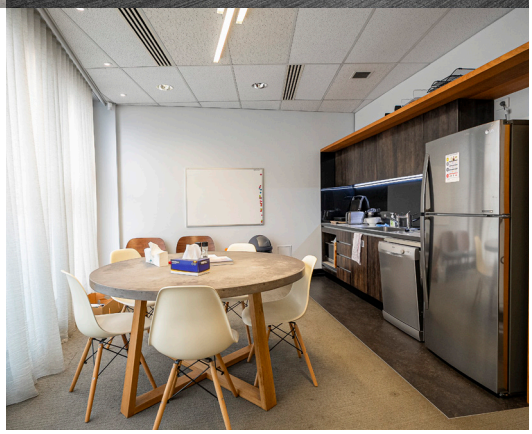


Ground Floor/25 Argyle Street, Hobart

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