HOBART TASMANIA

Property Magazine

16 October 2026

FREE

PROPERTY OF THE WEEK

13/57 Sandy Bay Road, BATTERY POINT,

PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



13/57 Sandy Bay Road, Battery Point





Perfectly positioned in one of Hobart's most sought-after suburbs this is an exceptional opportunity to secure a stylish and low-maintenance property just moments from the best that Hobart has to offer.

This well-appointed residence delivers the ideal balance of comfort, convenience and lifestyle. Situated within easy walking distance of Battery Point's charming village atmosphere, the vibrant Hobart CBD and the iconic waterfront precinct, you'll enjoy the very best of city-fringe living right at your doorstep.

The home's thoughtfully designed floorplan places everyday living and entertaining at its heart. The ground floor features a light-filled open plan living and dining area, low-maintenance courtyard and convenient powder room. Upstairs, accommodation comprises two generous double bedrooms, each equipped with built-in robes, main bedroom with ensuite, well-sized central bathroom and European-style laundry, ensuring everyday functionality without compromising space.

The property includes the rare advantage of two off-street parking spaces.

$925,000

2 2 2

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

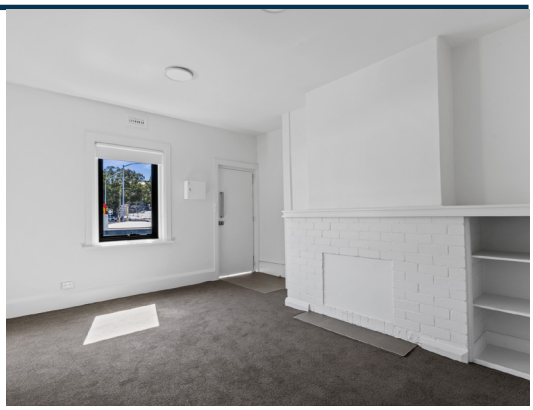


This property is available for lease to mid-February 2027 only. Nestled in a peaceful and private setting, this well-maintained standalone brick unit offers the perfect combination of comfort, convenience, and natural surrounds. Enjoy beautiful views across the rolling hills and mountains from your own 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

2/135 Sandy Bay Road, Sandy Bay



Enjoy modern living in this fully renovated upstairs two-bedroom unit, positioned at the rear of the complex and offering lovely mountain views. Featuring a brand-new kitchen and bathroom, fresh finishes, and a comfortable, contemporary feel, this property is ideal for those seeking a modern, low-maintenance home. Conveniently located on Sandy Bay Road, the property is within easy walking distance of shops, restaurants, cafés, schools, essential services, and public transport. Enjoy the best of Hobart's lifestyle within walking distance.

$590/wk | 2 | 1 | 0

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

1/135 Sandy Bay Road, Sandy Bay



Enjoy modern living in this fully renovated upstairs two-bedroom unit, featuring a brand-new kitchen and bathroom, fresh finishes, and a comfortable, contemporary feel. Overlooking Sandy Bay Road, this property offers exceptional convenience, with shops, restaurants, cafés, schools, essential services, and public transport all just a few minutes' walk away. Enjoy the best of Hobart's lifestyle, with the waterfront, Hobart CBD, and the popular Salamanca precinct all within easy walking distance.

$590/wk | 2 | 1 | 0

See more details

For Rent

8/92 Barrack Street, West Hobart

Conveniently located close to the CBD, transport and local amenities is this two bedroom apartment that features city views, main bedroom with storage space, sunny balcony with leafy outlook, bathroom with shower over bath, internal laundry with cupboard space, electric heating in the lounge, NBN available and one undercover carport space.



$495/wk | 2 | 1 | 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

Edwards Windsor

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Edwards Windsor

Hobart candidates face the big questions on city's future

Article by Property Australia, accessed via propertycouncil.com.au, first published October 6th 2026



Hobart's mayoral hopefuls have gone head-to-head on the future of the city, with investment, housing, congestion, the CBD and council spending dominating a major candidate forum ahead of the City of Hobart election.

Candidates for Lord Mayor and Deputy Lord Mayor faced the city's business, property, construction, tourism and hospitality sectors at the Future of Hobart forum at the Crowne Plaza on Monday.

Hosted by the Property Council of Australia, Tasmanian Chamber of Commerce and Industry, Master Builders Tasmania, Tourism Industry Council Tasmania and Hospitality Tasmania, the forum put candidates on the clock to explain how they would tackle some of Hobart's biggest challenges.

Property Council Chief Executive Mike Zorbas moderated the event, with candidates given 60 seconds to make their pitch before facing questions developed by local business and industry leaders.

The future of Hobart's CBD emerged as a major theme during the event. The Collins Street bike lanes dominating discussion, and candidates and the crowd also focused heavily on access to businesses.

Car parking was another issue that divided the candidates. Issues such as attracting investment, council spending, and the cost and quality of services delivered to ratepayers, also appeared.

The discussion comes as independent research commissioned by the Property Council shows residents are increasingly concerned about the direction of Hobart, including Council's support for the CBD, management of congestion, rising parking costs and value for money from rates and charges.

With voters now preparing to choose Hobart's next Lord Mayor and Deputy Lord Mayor, the focus shifts from the campaign promises to which vision residents believe can best move the city forward.



See more details

For Sale

1/39 Regent Street, Sandy Bay



Positioned in the heart of ever-popular Sandy Bay, this well-presented ground floor apartment offers the perfect blend of convenience, comfort, and low-maintenance living. Inside, you'll find two well-proportioned bedrooms, including a spacious main bedroom complete with a built-in robe. The thoughtfully designed floorplan provides an abundance of internal storage, ensuring practical everyday living, while a heat pump delivers year-round comfort. Completing the package is a dedicated carport space and the ease of ground floor access, making this apartment as functional as it is appealing. With everything Sandy Bay has to offer right at your doorstep!

$475,000 | 2 | 1 | 1

See more details

4/27-29 Fisher Drive, Herdsmans Cove

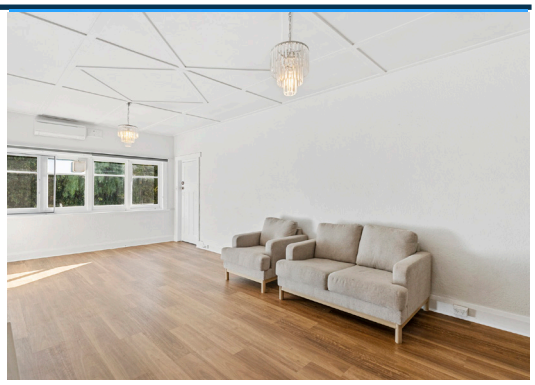


Positioned at the rear of a small strata complex of 4, 4/27-29 Fisher Drive calls you to Herdsmans Cove. This neat and tidy two-bedroom unit presents an outstanding opportunity for first home buyers, savvy investors, and downsizers seeking comfort, convenience, and low-maintenance living. Enjoy beautiful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

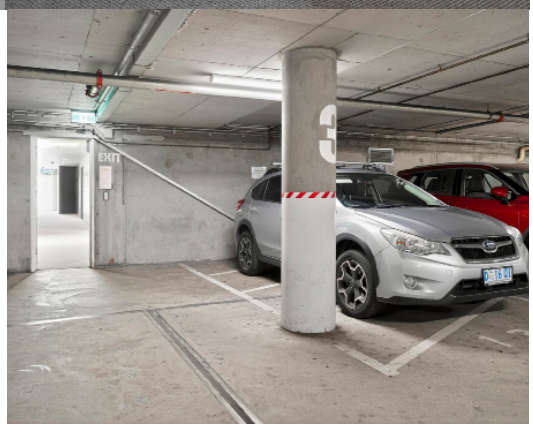
$349,000 | 1 | 1 | 1

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

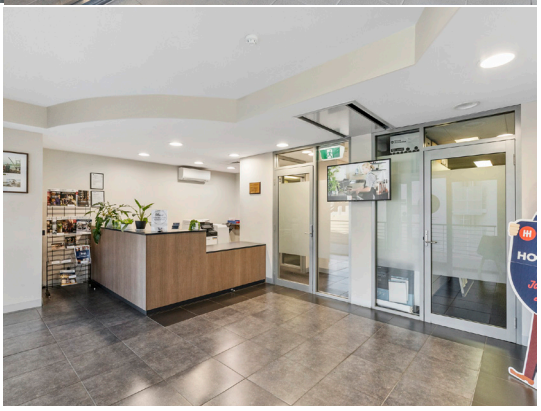
See more details





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.

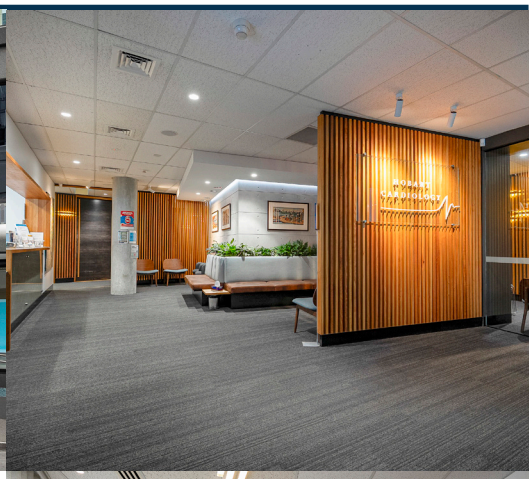
$18,500 +outgoings +GST

ZONE Office



See more details



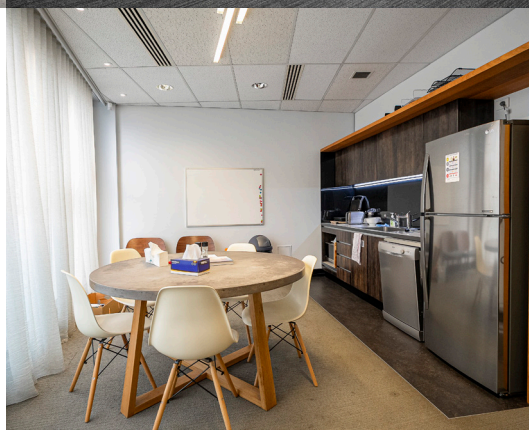


Ground Floor/25 Argyle Street, Hobart

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