HOBART TASMANIA

Property Magazine

06 November 2026

FREE

PROPERTY OF THE WEEK

16 Merley Road, AUSTINS FERRY,

PAGE 2



Edwards Windsor

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ewre.com.au
89 Brisbane Street, Hobart

Property of the Week



16 Merley Road, Austins Ferry

Nestled away from the main road and enjoying a peaceful, private position, this delightfully cosy three-bedroom family home presents an outstanding opportunity for first-home buyers, young families and investors alike.

Warm and welcoming throughout, the home offers comfortable living spaces designed for everyday enjoyment. The kitchen includes an abundance of storage including a walk-in pantry and offers room for seated dining separate to the living room. While outside you'll find a neat and secure yard with plenty of room for children and pets to play safely.

One of the property's standout features is its beautiful outlook, with water and mountain views providing a scenic backdrop to daily life. Whether you're enjoying your morning coffee or unwinding at the end of the day, you'll appreciate the tranquil setting this home provides.

Convenience is another key attraction, with the local IGA, Claremont Plaza, schools, parks and everyday amenities all within easy walking distance. Commuting is a breeze, with Hobart's CBD approximately 25 minutes away, allowing you to enjoy a relaxed suburban lifestyle without sacrificing accessibility.





$640,000

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







10/92 Barrack Street, Hobart

Positioned on the edge of Hobart's vibrant CBD, amongst leafy surroundings, this neat and inviting two-bedroom apartment presents an outstanding opportunity for first home buyers, investors, and those seeking a low-maintenance lifestyle in a highly convenient location. The layout offers comfortable living and light-filled interiors. The adition of undercover off-street parking adds valuable practicality so close to the city centre. This property is moments commute from Hobart CBD, Salamanca, the waterfront as well as West Hobart and all its attractions.

$535,000 | 2 | 1 | 1 | See more details







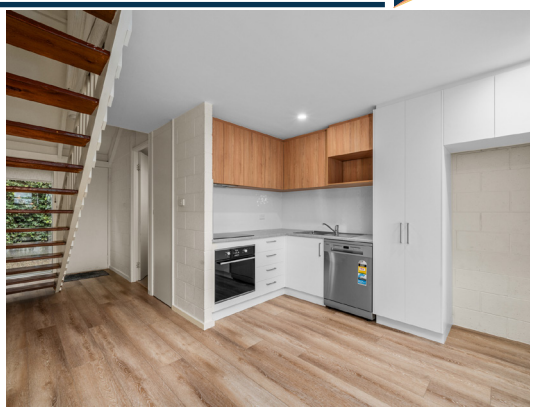
1/262 Lenah Valley Road, Lenah Valley

Offering the perfect combination of comfort, practicality and low-maintenance living, this single-level unit is ideally suited to first home buyers, downsizers and savvy investors alike. Designed for easy living, the home features two generous bedrooms, both complete with built-in robes, while the welcoming entry space provides additional functionality with a convenient coat and shoe locker. The kitchen offers excellent storage, including pantry and flows seamlessly through to the dining area and adjoining living space. The family bathroom has been thoughtfully designed to cater to modern needs. Outside, a private yard space and a garden shetas well as off-street parking.

$500,000 | 2 | 1 | 1 | See more details

For Rent

3/12a Lynton Avenue, South Hobart

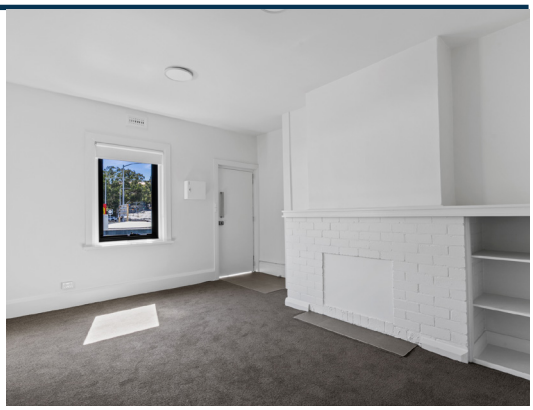


This renovated, light & bright two bedroom townhouse, has a delightful outlook within close proximity to UTAS and the Sandy Bay shopping precinct. The property attracts plenty of direct sunlight with its easterly aspect, along with a high degree of comfort and enjoyment courtesy of a modernised bathroom, high quality kitchen and new flooring throughout lower level. There is a laundry room incorporated in bathroom. The deck offers a leafy green outlook with expansive views and is a prime space to enjoy a morning coffee or after five wine. The property also offers an allocated open car space for one vehicle.

$520/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

337-339 Elizabeth Street, Hobart



Apartments in North Hobart don't come in better locations than this recently renovated unit. Retiring from its previous life as a restaurant / takeaway shop, this apartment has been fitted out to serve as your perfect new home. Surprisingly spacious and light inside thanks to the high ceilings and plentiful windows, this apartment boasts a recently refreshed interior, brand new bathroom, a commercial style kitchen tailored for your home use, and unparalleled access to all the amenities Elizabeth Street has to offer.

$570/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

5 Alicia Road, Kingston

Situated in a quiet pocket of Kingston, this modern and freshly painted home offers a fantastic combination of space, comfort and convenience. With multiple living areas, a private entertaining deck and a practical two level layout, it's an ideal choice for families seeking a place to call home. Featuring four bedrooms, including a master with walk-in robe and ensuite, walk-in robe and ensuite, open plan kitchen, living and dining area, second living area, deck off the main living area, family bathroom with separate bath and shower, separate toilet, dedicated laundry and double remote control garage.



$800/wk | 4 | 2 | 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

1/61 Derwentwater Avenue, Sandy Bay

A superbly kept residence which provides an exciting and exceptional opportunity to live in one of Southern Tasmania's best suburbs, Sandy Bay. This property is located at a short drive to supermarkets, shops and cafes, schools, parks and walking tracks. This three bedroom,. one bathroom apartment with double carport offers contemporary open and light filled living with a view from the abundance of large windows. The large sun filled deck provides the perfect place to relax or entertain.
*rent per week includes electricity



$820*/wk | 3 | 1 | 2

See more details

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Article

RBA lifts cash rate to 4.85% in fifth hike this year

Article by Hope Coumbe, accessed via realestate.com.au, first published November 3rd 2026

See more details

Inevitable tightening from the Reserve Bank has pushed Australia's cash rate to a high not seen since the Global Financial Crisis.

A new cash rate of 4.85% was confirmed by the bank on Tuesday, with its nine monetary policy board members pushing through a fifth rate hike for the year.

Economists and markets had widely anticipated the tightening following recent appearances by Reserve Bank executives suggesting inflation is set to get worse before it gets better.

Latest data from the Australian Bureau of Statistics shows headline inflation rose 4.3% in the 12 months to September, the highest level since March.

Housing is continuing to weigh most heavily on headline inflation, rising by 5.2% in September. This includes new dwelling purchases, rents and costs like the price of utilities and home maintenance.

Underlying inflation was 3.6% in the 12 months to September, marking the sixth month without any improvement. The measure of this strips out the most volatile prices each month, such as fuel, to provide a more accurate picture of where inflation is sitting.

In a statement accompanying the decision, the board said the inflation outlook has been revised "materially higher" that previously forecast.

"Inflation is now forecast to remain elevated through much of 2027 and is not expected to reach the top of the 2–3 per cent target range until late 2027, around three quarters later than previously forecast," the statement said.

The board said the four rate hikes since the start of the year had already tightened financial conditions.

"The economy is slowing, housing prices have fallen significantly and the unemployment rate has risen," the statement said.

"Higher interest rates and falls in housing prices and turnover are expected to weigh on growth in dwelling investment and household consumption."

Cash rate hits highest level since 2008



Source: Reserve Bank of Australia

The decision to raise the cash rate was by majority, the statement said. Six board members voted to increase the cash rate to 4.85%, while three members voted to leave the cash rate unchanged.

While the bank had been hoping for some cooling after hiking rates in February, March, May and September, its not clear when the peak of this inflationary period will be reached.

"The economy has slowed, and the labour market has eased a bit in recent months, but RBA is yet to be convinced that inflation will return sustainably to target without further tightening," realestate.com.au executive manager of economics Angus Moore said.

"For the housing market, another rate rise will lengthen the downturn already underway."

Home loan repayments set to rise

Yet another rate hike will be unwelcome news for households in the lead up to Christmas, with lenders largely expected to pass on the cost to borrowers as pressures bite.

"My advice to mortgage holders is that you should speak to your mortgage broker to see if your home loan is still competitive," Mortgage Choice chief executive Anthony Walrdon said.

Those with variable loans are likely to feel the pinch of increased repayments from mid-December, which will be as high as $154 per month in the most expensive parts of the country.

It's a bitter pill for households to swallow as values also continue to be wiped from properties in every corner of the country.

"Further increases in mortgage rates will reduce borrowing capacities again for prospective buyers, adding to the downward pressure on home prices," Mr Moore added.

Latest realestate.com.au Home Price Report figures show home values have dropped 4.3% since March, after falling for the seventh month in a row in October.

This means a median-priced home in Sydney – home to around one in five Aussies – is now worth $50,267 less than it was earlier this year.

Silver linings remain

Rising rates and affordability pressures are causing most of the value concerns in the property market, Mr Moore explains, though the market downturn is less severe than it may seem.

"Labour market conditions remain resilient by historical standards, mortgage arrears rates remain low, few borrowers are in negative equity, and many households retain substantial repayment buffers," Mr Moore adds.

"The current housing slowdown is one of the channels through which tighter monetary policy is working to reduce household spending and demand."

For Sale

3 Tarbook Court, Sorell



Positioned in a quiet and family-friendly cul-de-sac, this property offers an exceptional opportunity to secure a modern single-level residence designed for easy living. Combining comfort, practicality and convenience, this well-appointed home is perfectly suited to families, downsizers and investors alike. Positioned on a low-maintenance allotment, this well-presented three-bedroom residence offers plenty of space. Inside, you'll discover a light-filled open plan living and dining area, contemporary kitchen, three comfortable bedrooms, spacious family bathroom with bath and more. Outside, a great-sized lawn and ample off-street parking.

$699,950 | 3 | 1 | 4

See more details

13/57 Sandy Bay Road, Battery Point

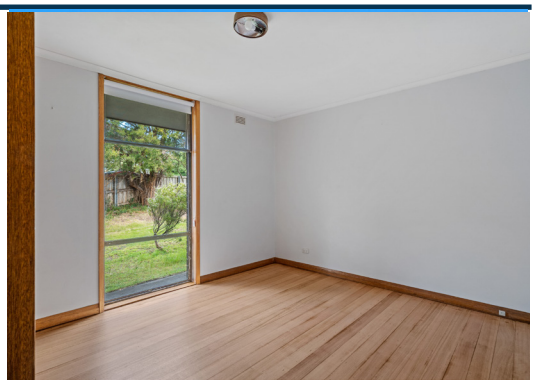


Perfectly positioned in one of Hobart's most sought-after suburbs, this is an exceptional opportunity to secure a stylish and low-maintenance property just moments from the best that Hobart has to offer. The home's thoughtfully designed floorplan provides open plan living and dining that seamlessly connects to a private courtyard as well as a powder room on the lower level. Upstairs, accomodation comprises two generous double bedrooms each with built-in robes and the main bedroom with an ensuite. There is also a central bathroom and European laundry. Adding further appeal is two off-street parking spaces.

$925,000 | 2 | 2 | 2

See more details

8 Murlali Court, Blackmans Bay



Nestled in a quiet cul-de-sac in the ever-popular Blackmans Bay, this well-presented three-bedroom home offers the perfect combination of comfort, convenience and low-maintenance living. Positioned on a flat, easy-care allotment and within walking distance of local shops, schools, everyday amenities and the stunning sands of Blackmans Bay Beach, this is an opportunity not to be missed. Designed with practicality in mind, the home provides spacious family living, ample off-street parking and the added convenience of a garage.

$635,000 | 3 | 1 | 4

See more details

10/73 Main Road, Claremont



Perfectly positioned in a convenient Claremont location, this well-presented semi-detached unit offers a private and low-maintenance lifestyle ideal for singles, couples, small families, or investors alike. Step inside to discover a light-filled open plan living and dining area, complete with a heat pump for year-round comfort. The functional layout flows effortlessly throughout the home, while both bedrooms feature built-in robes, providing excellent storage options. Outside, enjoy a secure yard and an off-street parking space next to the unit.

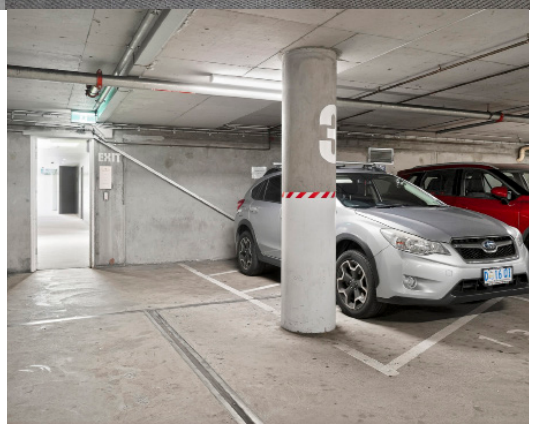
$429,000 | 2 | 1 | 1

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.

$40,000 +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

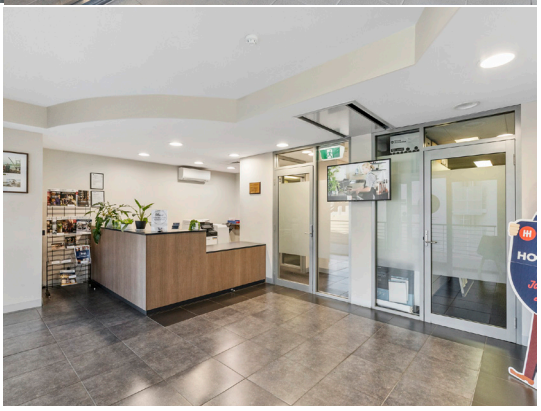
See more details





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.

$26,000 +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.

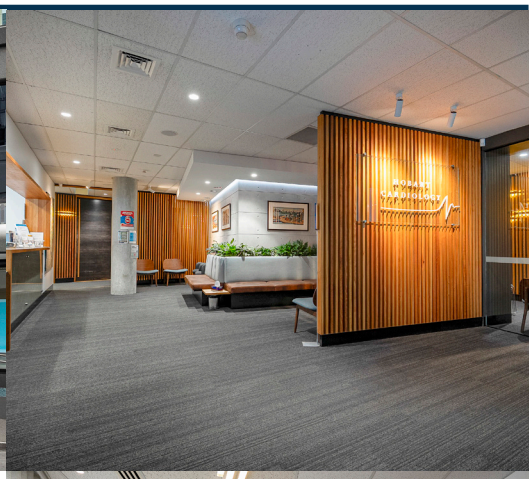
$18,500 +outgoings +GST

ZONE Office



See more details



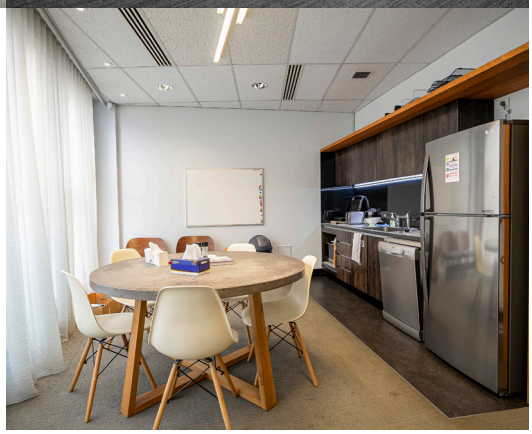


Ground Floor/25 Argyle Street, Hobart

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