HOBART TASMANIA

Property Magazine

13 November 2026

FREE

PROPERTY OF THE WEEK

62 Girrabong Road, LENAH VALLEY, PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



62 Girrabong Road, Lenah Valley

Positioned on a unique and generously sized block in sought-after Lenah Valley, this impressive four-bedroom, two-bathroom family home delivers the perfect combination of space, privacy and opportunity.

Set well back from the street with its own private driveway, the property enjoys a peaceful and secluded setting surrounded by well-maintained and thoughtfully landscaped gardens.

Inside, the spacious floorplan offers multiple living dynamics including a generous sized family room, study and office.

Host year-round under the covered outdoor entertaining area, overlooking the expansive yard.

Adding exceptional value and flexibility is the large workshop and garage, providing ample space for tradespeople, hobbyists, vehicle storage or additional recreational equipment.

A rare offering in one of Hobart's most desirable family suburbs, this spacious and well-appointed home presents a fantastic opportunity to secure a private lifestyle property with room to move, work and entertain.





$949,000

4 2 8

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







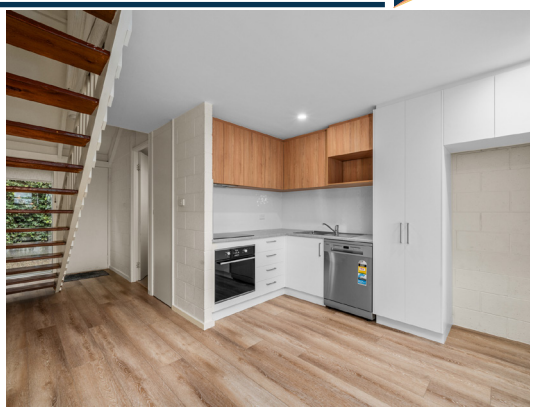
1/262 Lenah Valley Road, Lenah Valley

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

40 St Georges Terrace, Battery Point



Step inside to discover a spacious layout over two stories, filled with natural light, highlighting the architectural features that pay homage to its storied past. From the high ceilings every detail has been carefully preserved to create a one-of-a-kind ambiance. The interior boasts a seamless fusion of modern amenities and timeless elegance, suitable for a professional couple or small family. Packed full of features and conveniently located in the heart of Battery Point this property also offers an automatic gate for secure off street parking.

$870/wk | 3 | 2 | 1

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.

$550/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

2/53 Emmaline Court, Rokeby

One of only two units on the block situated in a private and quiet area. This property consists of two bedrooms both with built in wardrobes, well designed kitchen with plenty of storage space, large open plan living area with reverse cycle heat pump with a glass sliding door to the rear yard. There is a single car garage with internal access which also contains the laundry. Additionally, there is a second off street parking space.



$520/wk | 2 | 1 | 2

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

Rental growth loses momentum as vacancy rates rise

Article by Cotality, accessed via cotality.com.au, last updated October 9 2026

See more details

Affordability and cost-of-living pressures have taken the heat out of Australia's rental market, driving a marked slowdown in rental growth during the September quarter as vacancy rates rose to their highest level since January 2025.

Cotality's latest Quarterly Rental Review shows national rents increased 0.5% in the three months to September, a marked slowdown on the 1.6% increase in the June quarter and 2.1% in the March quarter. Annual rental growth also eased from 5.9% to 5.5%, taking the national median dwelling rent to $713 a week.

The national vacancy rate increased from 1.7% in the March and June quarters to 2.1% in September, its highest level since January 2025, although it remains well below the pre-COVID decade average of 3.3%.

Cotality Quarterly Rental Review - Q3 2026

		Change in rents			Gross yields		Vacancy rates	
Region	Median rent	Month	Quarter	Annual	Current	12 months ago	Current	12 months ago
Sydney	$843	-0.1%	-0.4%	4.4%	3.4%	3.0%	2.5%	1.8%
Melbourne	$648	0.1%	0.4%	4.9%	4.1%	3.6%	1.8%	1.5%
Brisbane	$746	0.4%	1.3%	6.4%	3.5%	3.5%	2.3%	1.8%
Adelaide	$672	0.5%	1.7%	6.3%	3.6%	3.6%	1.4%	1.0%
Perth	$798	0.3%	1.0%	8.0%	4.0%	4.1%	2.2%	1.2%
Hobart	$637	0.0%	0.2%	8.0%	4.4%	4.4%	3.1%	1.3%
Darwin	$774	1.8%	5.8%	11.6%	6.5%	6.6%	1.9%	2.1%
Canberra	$708	-0.3%	0.1%	3.1%	4.4%	4.1%	1.8%	1.5%
Combined capitals	$746	0.1%	0.4%	5.5%	3.7%	3.4%	2.1%	1.6%
Combined regionals	$628	0.2%	0.8%	5.6%	4.3%	4.3%	2.2%	1.6%
National	$713	0.2%	0.5%	5.5%	3.9%	3.6%	2.1%	1.6%

Source: Cotality

Cotality Research Director Tim Lawless said stretched rental affordability and persistent cost-of-living pressures were increasingly influencing demand, as renters adjusted household size and sought more affordable accommodation. Over the last five years unit rents have increased 44.3%, or $208 a week, compared with 36.6% for houses, equivalent to $195 a week. "Rental growth was strongest through the pandemic when average household sizes fell sharply as people sought additional space, then experienced a second wind as international borders reopened and rental demand increased without a commensurate uplift in rental supply," Mr Lawless said. "The consequence is that renters are reaching an affordability ceiling. Our June affordability data showed rental households were dedicating about 34% of their pre-tax income towards rent, the highest level on record.

"With rental affordability so stretched and broader cost-of-living pressures, rental demand is likely to be restructuring as people form larger households, stay in the family home for longer or look further afield for more affordable accommodation."

Slower population growth has also contributed to the change in rental demand after national vacancy rates have trended higher since reaching an equal record low of 1.5% in February, Mr Lawless said. Net overseas migration surged from approximately -43,000 in the September quarter of 2020 to a record 165,000 in the March quarter of 2023 as Australia emerged from the pandemic. The rate of net overseas migration has since normalised, while annual population growth eased to 1.4% in the year to March 2026, below the pre-COVID decade average of 1.6%.

Despite an increase in housing approvals and near record levels of investment lending in 2025, Mr Lawless said these supply side factors haven't been enough to offset demand side barriers, leading to the recent easing in rental conditions. "Dwelling completions are an important source of new housing, some of which ultimately flows through to the rental market, but completions have been relatively flat for an extended period," he said. "Even with the high levels of investor lending throughout much of 2025, supply constraints persist, so the recent slowdown in rental growth and rise in vacancies is likely to be more about demand adjusting than a significant increase in rental supply."

Regional markets regained the lead in rental growth during the September quarter, with rents rising 0.8%, twice the 0.4% increase across the combined capitals and reversing the trend recorded during the first half of the year. Over the year, house rents increased 5.8% and unit rents 4.9%, with unit rents declining in Sydney, Canberra and Hobart over the quarter.

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

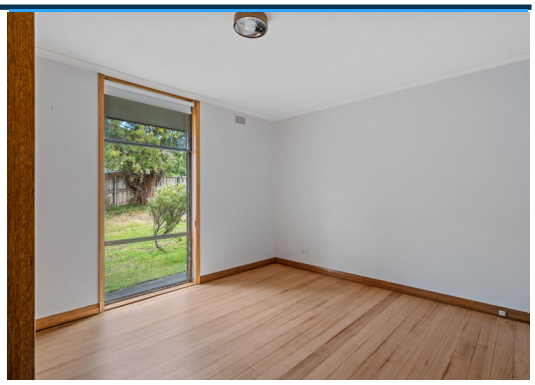


Perfectly positioned in one of Hobart's most sought-after suburbs, this is an exceptional opportunity to secure a stylish and low-maintenance property just moments from the best that Hobart has to offer. The home's thoughtfully designed floorplan provides open plan living and dining that seamlessly connects 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.

$875,000 | 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.

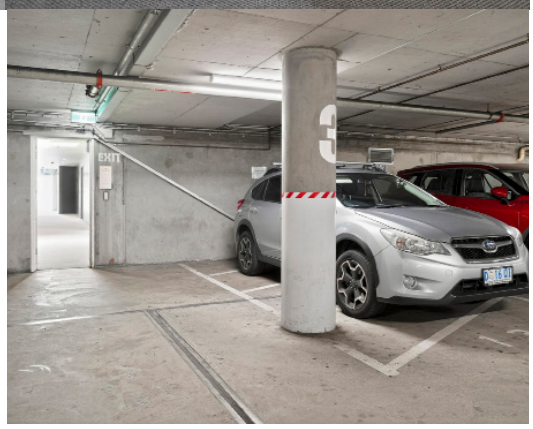
$409,000 | 2 | 1 | 1

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.

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.

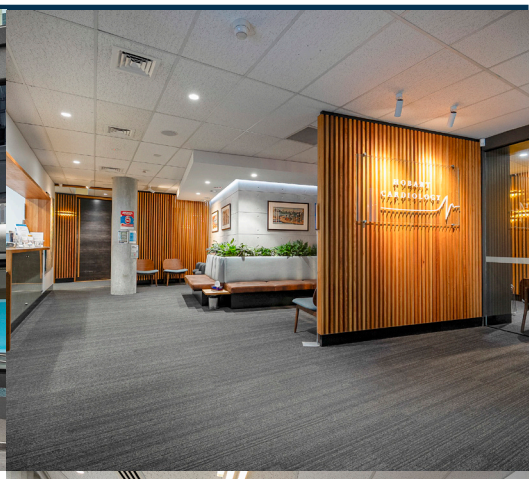
$18,500 +outgoings +GST

ZONE Office



See more details



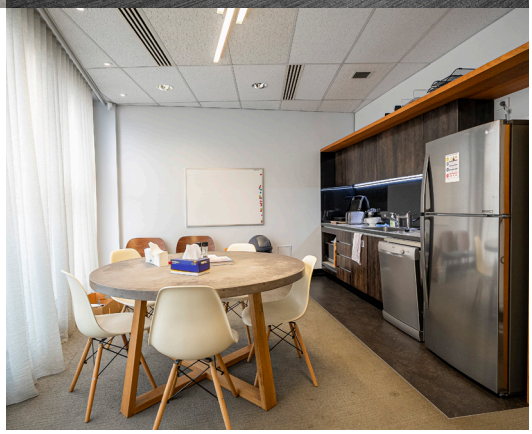


Ground Floor/25 Argyle Street, Hobart

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