HOBART TASMANIA

Property Magazine

20 November 2026

FREE

PROPERTY OF THE WEEK

1/16 Roope Street, NEW TOWN, PAGE 2



Edwards Windsor

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89 Brisbane Street, Hobart

Property of the Week



1/16 Roope Street, New Town





Originally built in the 1930's, and recently renovated, this charming brick residence beautifully blends character with everyday comfort, offering a versatile floorplan and stunning mountain views.

Showcasing beautiful high ceilings and warm timber floorboards, the home exudes a sense of space and heritage throughout. Comprising two generous bedrooms and two bathrooms, it also features a dedicated study or second living area, providing flexibility for those working from home or seeking an additional retreat.

Upstairs, the open plan living flows effortlessly to a private balcony, where you can relax and take in picturesque mountain vistas. Adding to the home's practicality, a retractable attic ladder provides easy access to ample roof storage, while front and rear access enhances convenience and functionality. The home is also perfectly located only a few minutes from New Town Plaza, popular cafés, and restaurants.

Rich in character and thoughtfully appointed, this delightful home offers a rare opportunity to enjoy classic 1930s charm combined with modern living.

$795,000

2 2 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







24 Alcides Avenue, Lenah Valley

This well-presented three-bedroom home combines modern updates with practical features both inside and out. Showcasing warm timber floorboards, fresh interior and exterior paint, and an open plan living and dining zone, the home offers a welcoming and move-in-ready lifestyle. At the heart of the home, the modern kitchen overlooks the living spaces, creating a hub for everyday living and entertaining. Step outside to a generous deck, ideal for hosting family and friends while enjoying the surrounding outlook. A large workshop/shed, secure garage, and ample attic space provide excellent storage, workspace, or room for hobbies.

$785,000 | 3 | 1 | 4 | See more details







4/74 Sandy Bay Road, Sandy Bay

Nestled in one of Hobart's most coveted neighbourhoods, this delightful cottage-style home offers a wonderful combination of character, comfort, and convenience, all just moments from the city's vibrant heart. Filled with warmth and charm, the home welcomes you into an open-plan living space. The accommodation is comfortable, with well-appointed bedrooms and excellent storage throughout. Outside, a private courtyard provides a peaceful sanctuary to enjoy your morning coffee, tend to a few favourite plants, or simply unwind in complete privacy. A secure garage adds another layer of convenience and peace of mind, offering valuable off-street parking in a location where it's truly appreciated.

$845,000 | 2 | 1 | 2 | See more details

For Rent

13/8 Allison Street, West Hobart



Charming fully furnished and equipped first floor apartment, that offers delightful northerly views. Property is north facing and comes with secure gated parking with allocated car space. Close to very popular parks, schools, restaurants and local grocers this comfortable unit comes inclusive of all soft furnishings and appliances. Some of the many features include the open plan living room with electric heating, bathroom with bath, shower and toilet, laundry including washing machine and dryer in bathroom, balcony with bbq and secure parking space. *Fully furnished and Equipped

$550*/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

16/19a Queen Street, Sandy Bay



This light-filled unit is ideally located in the heart of Sandy Bay, offering comfortable and convenient living. Enjoy being just moments from local shops, UTAS and other amenities, with Hobart CBD within a short walking distance. The property features two good-sized bedrooms, one with a built-in wardrobe, a spacious open-plan living and dining area, a functional kitchen and a combined bathroom and laundry. Additional features include washing machine and dryer. Ideally positioned to enjoy all that Sandy Bay and Hobart have to offer, this property presents a great opportunity for convenient city living.

$495wk | 2 | 1 | 1

See more details

3/35-37 Olinda Grove, Mount Nelson



Enjoy comfortable, low maintenance living in this freshly updated two bedroom unit, positioned on the lower level of a quiet block in Mount Nelson. With fresh paint, new carpet and vinyl flooring, and new blinds throughout, the property offers a fresh and welcoming feel. Ideally located within walking distance of the Mount Nelson Store and away from the hustle and bustle of the city. Key features and benefits include the two good sized bedrooms, spacious open-plan living and dining area, electric panel heating, new carpet and vinyl flooring throughout, off-street parking and peaceful location.

$420/wk | 2 | 1 | 1

See more details

For Rent

9/5 Lynton Avenue, South Hobart



Enjoy the convenience of South Hobart living in this freshly updated two bedroom townhouse, set over two levels and offering lovely views across the surrounding area. Ideally located close to South Hobart's local cafes, shops and parks, with easy access to Hobart's CBD, this property offers comfortable living in a sought after location. Key features and benefits include the two level layout, great views with small balcony, new carpet and flooring, fresh paint throughout, new blinds, two bedrooms, separate bath and shower in bathroom, powder room, separate laundry and the heat pump to be installed.

$550/wk | 2 | 1 | 2

See more details

1/76 Barrack Street, Hobart



Enjoy spacious city living with plenty of character in this appealing apartment. Offering generous bedrooms, polished floorboards and lovely city outlooks, this property combines charm, natural light and practical living in a convenient location. Key features include the generous lounge room, providing good separation from the bedrooms with heat pump, spacious master bedroom with unique character, plenty of natural light and city views and the large second bedroom with built-in wardrobe. There is also a bright, sunny kitchen with dishwasher and city outlook, front verandah and off-street parking.

$600/wk | 2 | 1 | 1

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

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, creating an ideal environment for families, pets and outdoor living. Inside, the spacious floorplan offers multiple living dynamics including a generous sized family room, study and office. Adding exceptional value and flexibility is the large workshop and garage.

$949,000 | 4 | 2 | 8

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

13 McGough Street, Glenorchy



Set on a substantial allotment of approximately 1,029m^2, this unique property presents an outstanding opportunity for families, investors, builders, and developers alike. The existing residence boasts a versatile 3-4 bedroom floorplan, complemented by multiple bathrooms and generous living spaces designed to adapt to a range of family needs. A decked entertaining area provides the perfect setting for gatherings with family and friends, while the fully fenced yard offers privacy, security, and ample space for children and pets to enjoy.

$825,000 | 5 | 3 | 6

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.

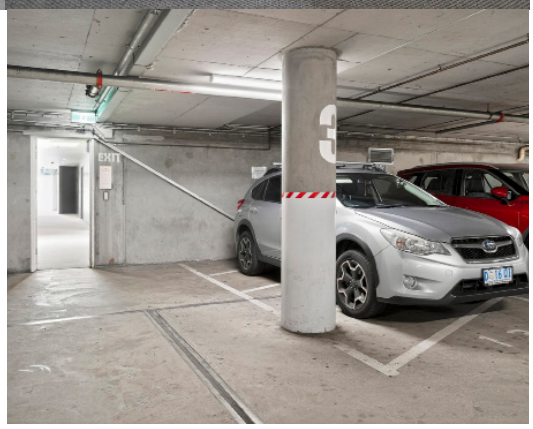
$409,000 | 2 | 1 | 1

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.

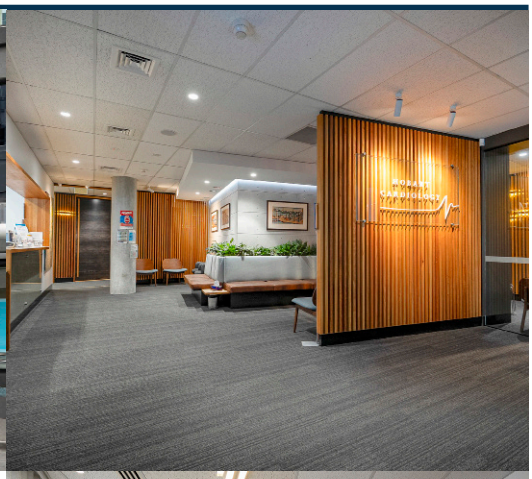
$18,500 +outgoings +GST

ZONE Office



See more details



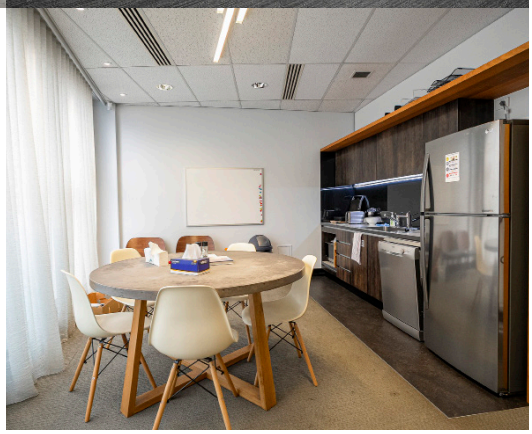


Ground Floor/25 Argyle Street, Hobart

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