

# EDWARDS WINDSOR



## Residential Asset Management Rental List

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**Friday, 18 May 2012**

Office Hours:

*Open 7 days until 7pm*

**Monday to Friday 8am to 7pm**

**Saturday 9am to 7pm**

**Sunday 10am to 7pm**

Feel free to view any interested properties from the outside, but please do not intrude as some properties are tenanted.  
To inspect properties you will need to make an appointment as we need to give tenants the required notice.

**All whitegoods as is where is basis unless otherwise agreed**

*Produced: 18-May-2012 at 10:00:01PM*

**EXECUTIVE PROPERTIES**

SUBURB	ADDRESS	AVAIL FROM	FEATURES	\$ PER WEEK
Glebe	Davenport Street	Now - appt only	<p data-bbox="983 277 1429 301">** Short term / Holiday Rental Property ***</p> <p data-bbox="983 341 1823 429">** Minimum stay - 1 week. Variation to rates and terms for some periods. Peak Season Rates apply (December to March). Please call to enquire on rates and availability.</p> <p data-bbox="983 464 1890 671">This stunning architect designed and built home in Hobart's popular Glebe offers outstanding City and Mountain views. The home is furnished with select designer furniture pieces from Space Furniture and Natuzzi with items from Mooi, Poltrona Frau and Kartell; and is located within short walking distance to the Domain Tennis Centre, Hobart Aquatic Centre, TCA Cricket Ground, Domain Athletics Centre, Hobart Cenotaph and Regatta Grounds, as well as walking distance to the Royal Hobart Hospital and Hobart City Centre.</p> <p data-bbox="983 707 1877 914">Upon entering the home through the tiled entrance hallway a sense of spaciousness and light prevails. Downstairs houses the sunken lounge room with Natuzzi leather lounge suite, separate formal dining area with Poltrona Frau dining table and chairs and French doors leading to small balcony area. The stylish kitchen/family room opens out onto a charming private rear courtyard garden ideal for al fresco living and outdoor entertaining. Also on this level you will find the second bathroom, laundry with Miele appliances and storage room.</p> <p data-bbox="983 949 1890 1157">The property boasts superb timber features including an elegant stairwell housing a fabulous Mooi light fitting, leading up to three double bedrooms. The main bedroom has a walk in robe and sliding door to a small balcony. The second bedroom is on the same level with built in robes and sofa bed and another small balcony overlooking the manicured gardens. A walk-through marble tiled bathroom with spa bath and large separate walk in shower connects the two bedrooms. The third bedroom is located on the first landing. There is also a single garage with remote control access.</p> <p data-bbox="983 1192 1794 1251">The property is available for short term/holiday rental fully furnished including electricity.</p>	\$2,000.00
Blackmans Bay	3 Seabreeze Court	Now - appt only	This is a large executive family home with stunning water views. The property includes 3-4 bedrooms with built ins, and the master comes with an ensuite. Large family bathroom with shower and bath. Open plan kitchen/dining and 2 living areas. Upper and lower verandahs, lock up garage and ample off street parking.	\$395.00

**FURNISHED PROPERTIES**

SUBURB	ADDRESS	AVAIL FROM	FEATURES	\$ PER WEEK
Battery Point	10 Kelly Street	Now - appt only	Award winning 2 bedroom house in the heart of Battery Point with off street parking for 2 cars and just a stones throw from Salamanca Place. Lounge, dining, modern kitchen, 2 bathrooms and laundry. Fully self contained with Smeg and Bosch appliances. Fabulous Courtyard area with BBQ facilities. Perfect holiday accommodation or short term rental - minimum 2 week stay during high season. *** Please call to check availability ***  Variation to rates and terms for some periods - please call to enquire. (Dec - Mar \$1,200 per week)	\$1,000.00
Hobart	2/82 Collins Street	01/05/2012	This is a light, sunny and spacious unit situated in a much sought after inner city location. It offers a comfortable, gracious life style for busy professionals. Fully furnished with quality appliances and fittings, it features two bedrooms along with a two-way bathroom, electric heating and comes complete with laundry. Lease available for 12 months. There is also the option of a car parking space at Market Place for an additional \$260 PM. Sorry no pets	\$450.00

<b>1 BEDROOM PROPERTIES</b>				
<b>SUBURB</b>	<b>ADDRESS</b>	<b>AVAIL FROM</b>	<b>FEATURES</b>	<b>\$ PER WEEK</b>
South Hobart	2/360 Davey Street	TBA	Large character one bedroom flat situated within walking distance of the city and Sandy Bay. The property features very large rooms with a separate area suitable for a study. There is off street parking for one car. For an inspection please call Daniel on 0450 523 928	\$235.00
South Hobart	1/360 Davey Street	Now - appt only	Large character one bedroom flat situated within walking distance of the city & Sandy Bay. The property features very large rooms with high ceilings. There is off street parking and a gardener to attend to the shared grounds.	\$215.00
Lenah Valley	8/2 Altna Craig Avenue	24/05/2012	This bright and sunny 1 bedroom unit boasts comfort and location. The unit is a short stroll to shops, public transport and Calvary Hospital. The property has been newly decorated, with new carpet, vinyl and painted throughout. Built ins in the bedroom and all white goods included. The property has electric heating and a secure lock up single garage located below. This low maintenance and well-priced unit is a must see!!!!	\$200.00
Battery Point	1/36 Waterloo Crescent	14/03/2012	This conveniently positioned one bedroom unit is right in the heart of popular Battery Point. It has been recently renovated with new vinyl, paint and curtains. It offers plenty of storage space in the bedroom with gorgeous views of the surrounding area right through to the Derwent. Be quick, this one won't last long.	\$220.00
Sandy Bay	12/13-15 Regent Street	11/06/2011	Neat and tidy upstairs unit located in quiet block. Easy walking distance to University, shops and CBD. Built-in wardrobes in bedroom, and off street parking. This property is perfect for those seeking a convenient property for a very affordable price!	\$185.00
North Hobart	6/40-44 Tasma Street	Now - appt only	This bedsit unit is located a short walk from North Hobart restaurant strip and within walking distance to the CBD. Available now. Sorry no pets. No off street parking.	\$165.00
Sandy Bay	4/60 Regent Street	21/02/2012	Bedsit with separate kitchen, laundry and bathroom. White goods include bar fridge - shared yard, close to transport, University and Sandy Bay shops, with off street parking for one (1) vehicle. Sorry, no pets.	\$170.00
Hobart	1/196 Macquarie Street	Now - appt only	1 bedroom apartment located above a shop with own security gate access. Located within close proximity to the city. Electric heating, separate shared laundry. Single bed and mattress plus wardrobe included	\$180.00
Sandy Bay	48a King Street	Now - appt only	ONE WEEK RENT FREE  Bright and airy 1 bedroom unit in the heart of the popular Sandy Bay shopping area. Within walking distance of the CBD, university and numerous restaurant and cafes. Freshly painted, with new curtains/blinds. The property benefits from combined kitchen dining and separate large lounge. There is also a shared outside balcony area, ideal for barbecues! Sorry no pets.	\$195.00

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Sandy Bay	4/12 Bective Street	03/06/2012	Neat and tidy 1 bedroom unit located within easy walking distance to shops, University and CBD. Sunny and bright in a quiet cul-de-sac, with a shared communal garden area, which is maintained by a gardener. White goods included, along with 1 OSP. Perfect property for those wanting to be in the heart of it all.	\$190.00
Sandy Bay	11A Woolton Place	11/06/2012	2 minutes from Uni, Neat, Tidy and Private  Only a 2 minutes walk to the Uni, this home would suit someone needing somewhere peaceful and quiet to study and live.  This flat is situated under a house and has a large bedroom, with a separate living area looking out onto the backyard with a water feature. The eat-in-kitchen has ample cupboard space and the bathroom has a shower and separate toilet. Quiet, bright and private with your choice of unfurnished or furnished and fully equipped.  Available after 11th June 2012 for a 6 month lease, furnished or unfurnished.	\$175.00

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**2 BEDROOM PROPERTIES**

<b>SUBURB</b>	<b>ADDRESS</b>	<b>AVAIL FROM</b>	<b>FEATURES</b>	<b>\$ PER WEEK</b>
Moonah	11a Reid Street	05/05/2012	This neat and well presented home has 2 double bedrooms, a very large dining / lounge room and spacious kitchen. Conveniently located near all amenities this is a lovely property with a lock up garage and a large rear yard. Sorry, no pets.	\$280.00
New Town	48 Pirie Street	TBA	Situated close to all services and on a level block. This modern property features two bedrooms both with built in's, a bathroom with separate shower and bath and a very pleasant open plan living/dining/kitchen area. It has a lovely courtyard garden accessed via French doors from the living area. An added feature is a lock up garage. Available from Late June	\$350.00
North Hobart	8/13 Commercial Road	14/03/2012	Hassle Free Living 2 minutes from the North Hobart Strip and only 10 minutes to the CBD this easy care home will suit anyone wanting a hassle free life. Neatly presented, this 2-bedroom flat has a well-equipped open plan kitchen (not that you will be using it with the restaurant strip at your finger tips) and decent sized living area. Off street parking is also provided. One week rent free.	\$240.00
West Hobart	2/115 Arthur Street	TBA	Two storey sunny townhouse with open plan living, white goods including dishwasher, no pets, fenced yard, close to transport, built-ins in one (1) bedroom, good suburban view, quiet area, deadlocks, garden shed, 2 toilets, single carport. Contact Beth on 0437 754 586 for showings.	\$270.00
Mount Nelson	1/325 Nelson Road	06/06/2012	This is a spacious villa unit with an open plan living area, set within native gardens. It is close to public transport and University. There are built-ins in one bedroom, deadlocks, electric storage heaters and an electric heater in the bathroom. White goods include a fridge, washing machine and dryer and there is a single carport. Sorry no pets.	\$230.00
Sandy Bay	2/48 King Street	17/05/2012	ONE WEEK FREE RENT Located in the heart of Sandy Bay (adjoining Dome Cafe) we are offering this fabulously renovated 2 bedroom apartment. Comprising of open plan living & dining area, modern kitchen with stainless steel appliances and a fantastic large entertaining deck off kitchen. Both bedrooms have built in robes. The property is within easy walking distance to the city and has all conveniences including supermarket, chemist and bakery - just to name a few - just around the corner. (No off street parking available)	\$320.00
New Town	1/41 Bedford Street	10/05/2012	Well presented double storey conjoined unit among 4 others in quiet location. Two bedrooms upstairs, downstairs lounge overlooks Clare St Oval, with door opening to small garden. Off street parking. Close to shops and services. Sorry no pets.	\$199.00

South Hobart	9/11 Livingston Street	16/05/2012	This is a sunny two bedroom unit that comprises fantastic water and Casino views from open plan dining/kitchen and the private balcony. The main bedroom has a built in wardrobe and the shared garden is maintained by a gardener. The property comes with a fridge and there is a carport for one car.	\$220.00
Claremont	13 Hilton Road	25/04/2012	This is a sunny two bedroom family home with the option of a third bedroom or study off the lounge room. There is electric heating and polished floor boards in lounge. The dining room is located separately off the modern kitchen. The property is located on a large block with plenty of room to move and off street parking.	\$260.00
South Hobart	4/11 Livingston Street	30/04/2012	There are fantastic water and Casino views from this sunny unit! Situated in a block of 10, there are built-ins in one bedroom, an open plan lounge, kitchen and dining area and lovely private balcony. There is also a single carport. Sorry, no pets.	\$215.00
West Hobart	1/6 Hillside Crescent	23/04/2012	This sunny unit has 2 bedrooms both with built-ins. The living room features lovely views over Hobart. There is also a small balcony off the living area. Undercover off street parking is provided on site. A gardener attends the grounds making this unit hassle-free living. The unit is one of only three on the block.	\$210.00
Lenah Valley	1/2-4 Broadby Drive	13/04/2012	ONE WEEK RENT FREE Lovely Villa Unit with All Day Sun. This 2-bedroom villa is in an elevated position with unimpeded views of Mt Wellington and surrounds. It is within walking distance to public transport, parks and walking tracks. Close to all amenities of the area and only a short commute to CBD, North Hobart restaurant strip, shops and schools. Both bedrooms have built ins and the bathroom has a separate shower, bath and vanity. The kitchen has a pantry, ample cupboards and is easy to work in. The dining and living areas are comfortable and there is a bay window for enjoying the pleasant views. Other features of this tidy villa include a remote controlled single garage, good storage, fully fenced rear yard with a private courtyard for relaxing, all day sun and friendly neighbours.	\$295.00
New Town	5/41 Bedford St	16/05/2012	Neat two storey two bedroom unit. Close to all amenities and services and situated in a neat block of 5. Sorry no pets. OSP for one and garden maintenance undertaken by body corporate.	\$200.00

Glenorchy	4/23 Vieste Drive	TBA	Secure, Neat & Tidy	\$230.00
			<p>If you love to feel apart of the community but still love your privacy, this home would be perfect for you!</p> <p>This neat and tidy 2bedroom home has good-sized bedrooms and both have built-ins. The bathroom has a walk-in shower, vanity with storage and can come with a washing machine. The kitchen has ample storage and can come with a Fridge and Freezer, if you like. The backyard is flat, easy to manage and comes with a storage shed.</p> <p>Close to schools, shops, bus stops and Tolosa Park.</p>	
Sandy Bay	2/11 Dalkeith Court	22/02/2012	<p>One week rent free!</p> <p>Minutes to Uni but miles away from hustle and bustle</p> <p>Only a short stroll to the Uni and a 5-minute commute to the CBD, this home is perfect for someone who lives a busy lifestyle but loves to come home to a quiet bush setting.</p> <p>Walking into this bright 2-bedroom home, you would be mistaken for a totally new renovation, with what looks like new carpet, paint, kitchen and bathroom this home has a fresh modern feel.</p> <p>With the views of the lush green treetops and fairy gardens surrounding this property, anyone would think it was the deep south of Tasmania with no neighbours for miles and not Sandy Bay! Situated in a quiet cul-de-sac with an allocated car space, this home is simply a steal for \$265 per week!</p>	\$265.00
West Hobart	1A Browne Street	18/04/2012	<p>WALK TO TOWN</p> <p>This 2-bedroom flat apartment is situated under a lovely federation style home within only minutes to the CBD. Open plan kitchen, dining and lounge, this little gem feels really spacious. Whitegoods include Fridge and Washing Machine and the spacious bathroom includes modern tiled shower and gas hot water. Enjoy the sunny days on the deck or even a quiet dinner under the stars. The garden is no-maintenance and the pots surrounding the deck are available for you to grow your own herb garden. Low maintenance, easy living, this home would suit a couple who lead busy lifestyles.</p>	\$280.00

West Hobart	3/89-93 Goulburn Street	Now - appt only	5min to CBD with Whitegoods	\$270.00
			<p>Want to live close to everything? Only 2 streets from the Mall and a 10 minute walk to Salamanca this modern 2-bedroom apartment is situated in prime position.</p> <p>Modern kitchen with breakfast bench, large electric heater, new slim line venetians throughout, modern bathroom and built-ins in both rooms one would be great as a study, this pad is really is easy care low maintenance. This home is a perfect bachelor pad or artists den with an undercover outdoor area perfect for a space to put your extreme sport gear or a place to house your canvases and let your creativity run wild. With the option of a FRIDGE and WASHING MACHINE included.</p> <p>Coffee shops, Art Gallery and exclusive fashion boutiques are all within a stone throw away, if you enjoy your Sundays catching up friends having a coffee and browsing the shops this place is perfect!</p>	
Howrah	10/175 Clarence St	Now - appt only	<p>ONE WEEK FREE RENT</p> <p>Well presented 2 bedroom double storey unit in convenient location. Upstairs comprises of updated kitchen, open plan living area with C-bus system to control lights and blinds and there is provision for wired in surround sound. Off the living area is the main bedroom with mirror door built in robes and wall mounted tv - leading to the main bathroom. Downstairs is the second bedroom, laundry with second shower and toilet and lock up garage with internal access</p>	\$230.00
Sandy Bay	3/482 Sandy Bay Road	03/05/2012	<p>Very spacious ground floor 1 bedroom unit right on the water front, enjoying spectacular views of the Derwent River with floor to ceiling windows. The property has been freshly painted and has new carpet and vinyl. It benefits from built ins in the main bedroom, open plan lounge and dining, along with 2nd living area/bedroom/study. There are glass doors opening onto a shared barbecue area, with plenty of room for those pots and plants. Sorry no pets</p>	\$380.00
South Hobart	55 Davey Place	04/05/2012	<p>This quiet two bedroom unit is conveniently located close to the city and transport in the popular South Hobart area. There are built in wardrobes in both bedrooms, an extra area for storage and the open plan kitchen and lounge room offers plenty of room to move.</p>	\$225.00

Glenorchy	1/84 Tolosa Street	Now - appt only	Central Cosy Cottage	\$210.00
			<p>Close to the Glenorchy Shopping District, schools, cinema, library and transport, this home would be perfect for someone who loves a bit of character in their home.</p> <p>This cosy little abode has an eat-in kitchen, 1 bedroom and 1 large study or nursery, a bright living area and bathroom with laundry facilities.</p> <p>The front area is lined with rosebushes and small veggie gardens, whilst the back has a fully fenced concrete area. Parking for one is situated at the back and also 2 visitor car parks along the side.</p> <p>If you're interested in having a look at this cosy little cottage call us now we are open 7days till 7pm.</p>	
Lindisfarne	8/8 Ballawinnie Road	TBA	Bright and airy top floor flat in the heart of Lindisfarne. This 2 bedroom property has a spacious lounge/diner, good size bathroom and neat kitchen. It benefits from a private balcony overlooking Lindisfarne bay and Mount Wellington ideal for growing those veggies or a BBQ on those warmer evenings. Downstairs there is a single car garage, laundry with washing machine and separate toilet. Just a short walk from shops, schools and the bay. **To view property please contact Barry on 0447 556 740**	\$245.00
Bellerive	2/38 Dossiter Street	20/06/2012	<p>Quiet Easy Living</p> <p>Built in 1990, this well presented 2-bedroom home is suited to those who like to live a quiet lifestyle. Some of the mod cons include a ducted vacuum system, spa bath and floor heating in the lounge, kitchen and dining.</p> <p>The open plan kitchen, dining and living room open out onto the well-manicured courtyard with storage shed. The kitchen has a breakfast bar and plenty of cupboards and draws which is lovingly maintained. Both bedrooms have large built-ins and sunny outlooks. There is a one-car remote control garage that is being used as a teenage retreat, but can be easily converted back to its normal use. This home will suit a professional or retired couple that takes pride in their abode and would also lend itself to someone with special needs as the property is completely level.</p>	\$280.00

**3 & 4 BEDROOM PROPERTIES**

SUBURB	ADDRESS	AVAIL FROM	FEATURES	\$ PER WEEK
Tranmere	189 Tranmere Road	10/04/2012	This large three bedroom home enjoys wonderful panoramic water views. It features a spacious well-appointed kitchen, with adjacent dining room and an expansive lounge capturing the view. The main bedroom has an ensuite and leads out onto the deck. All bedrooms include built-in robes. The property is set on a large block in well-established gardens and veggie patch. Off street parking is available and the property includes a separate 1 bedroom bungalow with bathroom, ideal teenagers retreat. Pets considered. Fridge available.	\$490.00
Bellerive	73 Clarence Street	Now - appt only	This well presented, spacious three bedroom family home is set on a large corner block. The large sunny eat-in kitchen includes a fantastic gas stove and leads to a private rear garden that comes with a shed that is great for extra storage. The property is close to shops and transport, there is electric heating and one off street car park. Please contact Janine on 0424 487 369 to make a time to view the property.	\$295.00
South Hobart	75 Strickland Avenue	Now - appt only	ONE WEEK RENT FREE Cosy and Warm 3 Bed Hideaway Sit outside in the sun and listen to the wild life and the calming ripples of the Hobart Rivulet. With South Hobart Primary School only 700 meters away and the CBD only a 5-minute commute this home is close to everything. Private, neat and cosy with 3 bedrooms that all have as new carpet and new curtains gives the bedrooms a fresh and bright feeling. This home is the perfect hideaway during the cold winter months with a powerful heat pump and panel heating to keep the whole home warm and toasty dry. Plenty of parking, low easy care yard and paved barbecue area are all included.	\$295.00
New Town	51 Oldham Avenue	22/05/2012	It's not a house...it's a home! From the moment you walk into this property you'll want to stay. The spacious lounge has polished floorboards, bay window with mountain views. It has three spacious bedrooms (two with built-ins and the main has a study alcove), large eat in kitchen, separate laundry and bathroom. There has recently been gas heating and hot water services installed. Outside is a large back yard with paved barbecue area and a single carport. In addition the property is elevated for maximum privacy and allows easy access to the city, eastern shore and northern suburbs not to mention being in close proximity to the New Town shopping centre. Bike track, oval and park just down the road. Don't hesitate this property never stays available for long.	\$340.00
Moonah	21 Maple Avenue	02/05/2012	Lovely three bedroom family home - partly fenced yard with large shed for storage, close to transport, shops and school, built-ins in one (1) bedroom, panel heaters & woodheater in the living area, double garage and off street parking for up to three (3) vehicles. Pets considered	\$280.00

Moonah	36 Bowen Road	16/05/2012	This beautiful 2-3 bedroom house is sure to impress with flowing polished floorboards throughout the property accompanied by an open plan timber kitchen and a very clean and bright bathroom. There is a fully fenced backyard and OSP. The lounge is located off the kitchen with the convenience of having a formal lounge as a 3rd bedroom.	\$285.00
West Moonah	33 First Avenue	TBA	<p>Terrific Home In Popular Location</p> <p>This 3-4 bedroom home has an area downstairs suitable for a teenagers retreat or rumpus room. The main bedroom has built ins and a large shelving unit across one wall. There is a sunny living room which adjoins the kitchen/dining room, providing a large area for entertaining.</p> <p>Other features of this comfortable home include 2 bathrooms, sun room adjoining third bedroom, easy care polished floorboards throughout, a large fully fenced backyard, along with side courtyard suitable for barbecues and a roomy rear veranda. OSP for one vehicle in driveway and a garage for storage. The property is within walking distance of the shops, schools, Metro terminal. Pets will be considered. White goods are not included and heating is an electric pure heat heater.</p> <p><b>**Contact Alanna on 0408 232 466 to view the property**</b></p>	\$330.00
Blackmans Bay	41 Woodlands Drive	04/06/2012	This neat 3 bedroom home is close to schools and shops. It has great water views and a single lock up garage. The garden is low maintenance and there is an electric heater for those chilly Tasmanian days. Pets considered.	\$275.00
South Hobart	202 Davey Street	25/05/2012	<p>Unique Opportunity</p> <p>This large 4-bedroom house offers flexibility and close proximity to the CBD. There is a spacious rear car park with off street parking for 4-5 vehicles that is very rare, so close to the CBD.</p> <p>On entering, there is a central hallway with 4 large rooms, 2 on either side. Upstairs are 2-3 attic style rooms, 1 suitable for a bedroom and the other 2 ideally suited to an office or storage room.</p> <p>The bathroom at the end of the hallway has a shower over the bath, vanity unit with ample cupboards and toilet.</p> <p>The bright kitchen is open plan with a roomy dining area, and includes a fridge, stove and 2 microwaves.</p> <p>Heating is by an efficient reverse cycle air conditioner in one of the front rooms and an electric Pyrox heater in the dining room.</p> <p>At the rear of the house is a small deck with barbeque, which overlooks the parking area.</p>	\$495.00

Rosny	14 Madden Court	17/04/2012	<p>Quiet Private Location</p> <p>This sunny 3-bedroom home has excellent views of the Derwent River, Mt Wellington and Hobart.</p> <p>The spacious open plan kitchen/dining/living area is perfect for entertaining. The attractive kitchen has ample cupboards and a large pantry crafted out of Tasmanian Oak. There is a double sink and good bench space.</p> <p>Each bedroom has quality Blackwood timber built-ins and the master bedroom has an ensuite that includes a shower, toilet and basin.</p> <p>The main bathroom has a separate shower, spa and vanity.</p> <p>White goods include a fridge, freezer, dishwasher and washing machine.</p> <p>Other features of this fantastic home include quality window furnishings, ducted vacuum system, double garage and double car space, large rear barbeque area, easy care low maintenance garden with watering system, good storage and close proximity to Eastlands Shopping Centre and Bellerive Village.</p> <p>This lovely home will capture your heart!</p>	\$395.00
North Hobart	17 Letitia Street	14/06/2012	<p>Lovely 3 bedroom character home, low maintenance yard with shed. 2 big bedrooms one with built-ins, the 3rd bedroom still being big enough to fit a queen sized bed. Sunroom off kitchen. Off street parking for 2 cars. Electric heating. Within walking distance to the North Hobart restaurant strip and Hobart CBD.</p>	\$340.00
West Moonah	79 Leonard Avenue	05/06/2012	<p>Inviting Renovated Family Home.</p> <p>Backing onto the High School oval this 3bedroom home is perfect for an older couple or a young family, being only a short walk to schools and shops. The lounge room has a heat pump, polished floorboards and an open fire, perfect for those romantic nights in. All 3 bedrooms are spacious and have large built-ins and electric heating. The chic kitchen/dining area is bright, functional and looks out on the large rear deck. The flat backyard and new deck would be great for entertaining or playing a game of soccer with the children, not to mention the view. This home would suit everyone!! Come and have a look.</p> <p>This home also includes:</p> <ul style="list-style-type: none"> <li>- Recently renovated bathroom with shower, toilet and IXL Tastic</li> <li>- New kitchen with dishwasher and large pantry</li> <li>- Large workshop under the house with plenty of storage space</li> <li>- New Deck</li> <li>- Easy care garden</li> <li>- Ample parking</li> <li>- Plenty of firewood to welcome you to the home</li> <li>- Veggie garden area</li> <li>- Apple and plum fruit tree's</li> <li>- Pay as you go Power</li> <li>- Floorboards to be finished in all 3 bedrooms</li> </ul>	\$320.00

Taroona	1/6A Norwood Avenue	Now - appt only	Executive Lifestyle – Brand New	\$425.00
<p>*** PETS NEG &amp; TWO WEEKS RENT FREE ***</p> <p>Do you want a comfortable, easy lifestyle in an apartment that still feels like a house?</p> <p>This highly sophisticated and modern 3bedroom apartment exudes luxury without being ostentatious.</p> <p>Located on the bottom level, this exclusive apartment block has Derwent River views and its own private tiled deck to enjoy entertaining friends with, not to mention the manicured lawns and the large water feature at the front entrance.</p> <p>The large open plan living, dining, kitchen boasts European stove, cook top, dishwasher, fridge and stylish soft closing cupboards and draws. This room really is the heart of the home with large double glazed windows and doors opening out onto the tiled deck with a glittering background of water views.</p> <p>All 3bedrooms have built-ins, new carpet, shade and black out blinds (perfect for the shift worker). The main bedroom boasts large built-ins, and a sparkling ensuite with heated flooring. This home has a brand new washing machine and dryer and downstairs is a garage and extra lock up storage.</p> <p>Taroona offers the most amazing views of the water, schools, shops, bus stops, a 15-minute commute to the CBD and a relaxed laid back lifestyle.</p>				
Mount Nelson	670 Nelson Road	27/03/2012	6 Bedrooms & 4 Living Areas – Close to Town – Bush Setting	\$545.00
<p>8 minutes from Hobart and located on the bus route to Sandy Bay, this home is perfect for a large family or University Students.</p> <p>This home has 3-4 living areas. The kitchen includes a dining area, two sinks, massive pantry and lots of bench space. Double doors open into the formal dining area looking out over the treetops and water views.</p> <p>With 6 bedrooms in total, first is a master bedroom with a large walk through wardrobe and storage options on both sides and an ensuite. Plenty of heating options are available including off peak heating and wood fires that will keep everyone warm in the chilly months.</p> <p>A gardener is included and off street parking is available for 2 – 3 cars. The Lease is negotiable and SO IS THE RENT please feel free to ask for more details.</p>				

Moonah	2 Gormanston Road	Now - appt only	FANTASTIC FAMILY HOME – Gormanston Cottage	\$340.00
<p>Literally a stone throw away from Moonah Shopping District and local Primary Schools this large three bedroom home is perfect for someone who needs to be central.</p>				
<p>The large spacious kitchen with huge breakfast bar boasts a fridge, stove, dishwasher, plenty of cupboards and easy care slate flooring. With ample heating options including wood fire, heat pump and electric panel heating will make it easy to stay cosy and warm in the colder months. A modern washing machine and dryer will also be included for the right tenant. The backyard is pet friendly and has a large storage shed, flat easy care grassed area and indoor/outdoor BBQ area. Cosy, close to everything and family friendly call us today, we are open 7 days until 7pm</p>				
Berriedale	4 Wallong Place	Now - appt only	MODERN, SPACIOUS, CHEAP & PET FRIENDLY	\$320.00
<p>This modern home has it all, modern kitchen with stainless steel appliances including LG gas cook top and electric oven, big LG dishwasher, massive double door Samsung fridge and washing machine.</p>				
<p>The living room has been renovated with new paint, massive heat pump, floating timber floorboards and spectacular views of the Derwent. The open plan kitchen has a modern breakfast island, great views and is perfectly set up for the budding amateur cook who loves spending time in the kitchen.</p>				
<p>With a modern renovated bathroom and 3 good-sized bedrooms, there isn't a person who wouldn't fall in love with this home. The huge backyard has a large gazebo that's perfect for entertaining and barbequing, veggie patches, raised garden beds, storage shed and loads of space for children and pets, this backyard is perfect to catch all the afternoon sun.</p>				
<p>A remote control garage and plenty of storage underneath, this home will not last for long, call us now we are open 7days a week until 7pm.</p>				

Hobart	5a Warwick Street	30/05/2012	FUNKY, CENTRAL 3 BED 2 LIVING, PET FRIENDLY	\$360.00
<p>Be quick and don't miss out on this 1900's town house. With two levels, downstairs has a large bedroom, living with cosy wood fire, bathroom and separate toilet along with galley style kitchen that opens out onto the long backyard perfect for entertaining, barbeques and just lazing out in the sun. The backyard also lends itself to a small outdoors dog.</p> <p>Upstairs has a large lounge area perfect for the children's play area or cosy lounge area, just the thing for those cold weekends where a good book or DVD is the only thing on the agenda. What's more, upstairs are two large rooms that feel very spacious. This home would suit someone who likes giving their home that little extra TLC with the funky provincial wallpaper and high ceilings this address really has personality.</p> <p>Only meters away from supermarkets, coffee shops, pubs and only a 10 minute walk to the CBD this home will be snapped up quickly.</p>				
Blackmans Bay	58 Hiern Road	22/06/2012	This three bedroom family home is located close to schools, transport and the Blackmans Bay shops. The eat in dining and kitchen opens on to the lounge room that has electric heating. There is an enclosed patio out the back of the property that leads to a fully fenced yard perfect for the young family. There is also shed to provide extra storage space.	\$320.00

Howrah	10 Norwich Lane	04/06/2012	Be the envy of all your friends - Glebe Hills Estate	\$400.00
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Want easy care and low maintenance living? Want to live in a newly built estate that's only ever been owner occupied? Want modern, sleek and stylish? Need a pet friendly home? Need somewhere warm, spacious and quiet? Stop looking, because it's right here!

This family friendly home is contemporary, stylish and inviting, as soon as you walk in you feel right at home. Spending more time with loved ones is easy in this open plan kitchen, dining, living, making everyone feeling united and included. Modern appliances including stainless steel Fisher & Paykel dishwasher, soft closing cupboards and draws, sparkly granite bench tops and copious storage options, this kitchen contains all the needs of a busy family.

The master bedroom has walk-in-robe and modern ensuite, two double bedrooms have large built-ins and the 4th room could be a bedroom, formal living or games room, not to mention this home has plenty of heating options throughout.

The flat backyard is perfect for entertaining, including throwing the ball for your furry companion. The back deck is perfect for the family barbeques and the easy care lawn is great for those fun games of backyard cricket. There is also space along the side for parking a boat and also a garden shed for storage.

With a remote control double garage with internal access and completely level entry this home would be perfect for anyone who might have special needs.

Available to start on a 6 month lease with the option to extend and vacant from 4th June.

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Geilston Bay	2/20 Llenroc Street	Now - appt only	Well presented three bedroom unit in quiet cul-de-sac with new carpet (to be installed next week) and level access. The property comprises of generous size open plan living area, three bedrooms - two with built in robes, spacious bathroom with shower and separate bath and toilet and a second separate toilet, lock up garage with internal access and visitor parking bay. Fully fenced rear yard with garden shed. Pets will be considered.	\$295.00
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**PLEASE NOTE - REQUIRED PAYMENTS TO BE MADE ON/BEFORE COMMENCEMENT OF TENANCY :**

- ❖ BOND EQUIVALENT OF FOUR WEEKS RENT
- ❖ TWO WEEKS RENT IN ADVANCE

**BOND AND THE FIRST TWO WEEK'S RENT IN ADVANCE MUST BE PAID TO EDWARDS WINDSOR BY AUSTRALIA POST MONEY ORDER OR BANK CHEQUE ONLY**