

# ABODIE

ISSUE #12 WINTER EDITION 2023

A PRDHOBART PUBLICATION

FREE MAGAZINE



## COVER STORY

WHAT ARE THE SIGNS THAT YOU  
ARE READY TO UPSIZE YOUR HOME?

CREATIVE IDEAS TO MAKE YOUR  
RENTAL FEEL LIKE HOME





# ABODE

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CREATIVE IDEAS TO MAKE YOUR  
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## COVER STORY

What are the signs that you are ready to upsize your home?

## Winter Edition

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# What are the **signs** that you are ready to **upsize** your home?



For many homeowners, the decision to upsize their home is a significant one. It often involves a range of considerations, including financial factors, lifestyle changes, and personal preferences. Whether it's due to a growing family, the need for more space to work from home, or a desire for a larger property, there are several signs that it might be time to upsize your home. In this blog post, we'll explore some of the key indicators that it's time to start looking for a bigger home.

## *Your Family is Growing*

One of the most common reasons for upsizing a home is due to the arrival of a new family member. Whether it's a new baby, an elderly relative moving in, or children reaching adolescence, a growing family often requires more space. Additional bedrooms, bathrooms, and living areas can provide the necessary space for a comfortable and harmonious living environment. If your home is starting to feel cramped or crowded, it might be time to consider an upgrade.

## *Your Home Feels Cramped*

If you find that you are constantly tripping over furniture or having to move things out of the way to get around your home, it might be time to upsize. A larger home with more square metres can offer the additional space you need to spread out and enjoy your home without feeling cramped. A bigger kitchen, more closet space, and additional storage areas can also make a big difference in how you experience your home.

## *You Need More Storage Space*

If you find yourself running out of storage space for your belongings, it's a sign that you might need a larger home. Whether it's for seasonal clothing, sports equipment, or household items, a lack of storage can lead to a cluttered and disorganised home. By upsizing, you can add more closet space, a larger garage, or even a shed for additional storage.

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## *Your Home No Longer Fits Your Lifestyle*

As your lifestyle changes, so do your housing needs. For example, if you are now working from home and need a dedicated office space, you might find that your current home no longer suits your needs. Similarly, if you've started a new hobby that requires additional space or equipment, such as woodworking or pottery, you might need a larger home to accommodate your passion.

## *Your Home's Value Has Increased*

If you've owned your home for a while, you might find that its value has increased significantly. By selling your current home and purchasing a larger one, you can use the equity you've built up to finance the move. This can be a smart financial move, particularly if you're looking to purchase a larger home in an area with strong real estate appreciation.

## *You Want More Outdoor Space*

If you love spending time outdoors but find that your current property doesn't offer enough space, it might be time to upsize. A larger yard, patio, or deck can provide the additional outdoor space you need to entertain guests, grow a vegetable garden, or simply enjoy some fresh air. Additionally, a larger property can offer more privacy and seclusion, providing a peaceful retreat from the hustle and bustle of daily life.

## *You're Ready for a Change*

Sometimes, the desire to upsize is simply a matter of wanting a change. Perhaps you're ready for a different suburb or a new style of home. Maybe you've saved up enough money for a larger deposit. Whatever the reason, if you're feeling the itch for a change, upsizing your home can be an excellent way to satisfy your craving for something new.

## *Your Home is Too Far from Work, School, or Amenities*

If you find yourself spending too much time commuting to work or driving your children to school or activities, it might be a sign that it's time to upsize your home. Moving to a new location that is closer to your workplace, your children's school, or other amenities can significantly reduce commuting time and make your daily life more convenient. A shorter commute means more time for yourself and your family, as well as less stress and fatigue.

## *You Have Financial Stability*

Upsizing your home often comes with additional costs, such as a larger mortgage, increased rates, and higher maintenance expenses. Before making the decision to upsize, it's essential to assess your financial stability. If you have a secure job, a healthy savings account, and manageable debt, you may be in a good position to handle the financial responsibilities that come with a larger home. However, it's crucial to carefully consider your budget and ensure that you can comfortably afford the increased expenses without putting yourself under mortgage stress.

## *Emotional Factors*

Sometimes, the decision to upsize your home is driven by emotional factors. You may have a strong desire to create a dream home that reflects your personal style and preferences. Maybe you want a larger space to entertain friends and family or a home that accommodates your hobbies and interests. Your home is a place where you spend a significant amount of time, and if you feel that your current space no longer fulfills your emotional needs, upsizing can provide the opportunity for a fresh start and increased satisfaction with your living environment.

## **Conclusion**

There are various signs that indicate it may be time to upsize your home. From a growing family to the need for more storage space or a desire for a change, everyone's circumstances and priorities will differ. It's essential to carefully evaluate your current situation, consider your future needs, and weigh the financial implications before making a decision. By doing so, you can determine whether upsizing your home is the right step for you and your family, ultimately creating a living space that suits your lifestyle and brings you joy.

If you're ready to take the next step and sell your current home or buy a larger one, remember to **Sell and Buy Smarter with PRD Real Estate**. Our experienced agents can help guide you through the process and ensure you make the best decision for you and your family. Contact us today to get started!



# Feature **Property**



## 106 Creek Road, **New Town**

**FOR SALE**

**Offers Over \$995,000**

Property: 160 sqm

Land: 599 sqm

 4  2  2

Kevin Spaulding

0409 702 449 | 03 6244 5588

[kevinspaulding@prdhobart.com.au](mailto:kevinspaulding@prdhobart.com.au)





## **‘Creek Cottage’ - 1930’S Beauty Rich With Charm And Elegance**

With original design features offering a nostalgic glimpse into a bygone era this classic Californian bungalow in sought after New Town will both enchant and delight. Retaining all the elegance of Australian interwar heritage, this property combines timeless interiors in perfect symphony with the ultimate in spacious and comfortable family living. Welcome to Creek Cottage, you’ll love to call this one home.

Set back from the road and looking pretty as a picture with a white picket fence, this red brick home welcomes you with a wide front porch enticing you to explore further. Step inside to discover rows of vintage stained-glass windows complementing the timber floorboards, soaring ceilings and ornate fretwork, evoking ageless charm throughout.



**Haylee Abbott**  
0447 380 026



**Leslie Barker**  
0418 125 725



**Rychelle Brown**  
0488 074 240



**Ben Brownless**  
0438 177 599



**Tim Cordwell**  
0411 650 640



**Marnie Hill**  
0439 448 839



**Andrew Hills**  
0408 492 802



**Deborah Huxley**  
0409 977 908



**Darren Jarvis**  
0408 447 740



**Adam Lacy**  
0438 513 460



**Cara Montgomery**  
0410 787 846



**Peter Rezek**  
0418 292 228



**Kathy Roberts**  
0419 593 537



**Kevin Spaulding**  
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**Julian Stepik**  
0411 249 898



**Stefanie Szyzman**  
0407 497 271



**Stephen Sutton**  
0409 335 114



**Barry Wheeler**  
0410 939 186



**Suz Wiltshire**  
0457 000 902





493 MAIN ROAD, MONTROSE - 1A BLIGH STREET, ROSNY PARK - 40 HIGH STREET, NEW NORFOLK

These familiar faces,  
**Mark Johnston & Tony Collidge,**  
are responsible for the legacy and  
success that is PRD Hobart.

**But it's time to hand over the baton.**



Although Mark & Tony have stepped back, we still rely on them for their mentoring and wisdom. They will continue to be part of who PRD has become.

Their morals and values have been instilled in this business for 27 years and we intend to carry them forward well into the future.

*Rychelle & Nat*

**PRD.** REAL ESTATE

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493 Main Road, Montrose - 1a Bligh Street, Rosny Park - 40 High Street, New Norfolk

# For Sale



## GLENORCHY

7 Jameson Street



Property Size 219 sqm Land Size 696 sqm

**Offers Over \$779,000**

**Castle On The Hill**

- Double storey residence with glorious views & deck
- 3 Bedrooms upstairs with built-ins, main with ensuite
- Large lounge with separate dining & family area & main bathroom
- Downstairs is a massive rumpus or 4th bedroom with 3rd bathroom
- Double garage & workshop with storage
- Landscaped gardens & outdoor entertaining with storage shed

Peter Rezek 0418 292 228  
Ben Brownless 0438 177 599



## GLENORCHY

20 Sussex Street



Property Size 90 sqm Land Size 819 sqm

**Offers Over \$495,000**

**Once Every 50 Years**

Here is a charming 3 bedroom home located in a fantastic central address with close access to a multitude of services and facilities just a short distance away.

Ideal for first home buyers, retirees, small families and investors, this property has had the same owners for 53 years and holds many happy memories. Even though the home is in largely its original condition, both internally and externally it has been well maintained.

Julian Stepik 0411 249 898



# Insights & Property Reports

GLENORCHY MEDIAN HOUSE  
PRICE (ROLLING ANNUAL)

**\$587,500**

GLENORCHY MEDIAN UNIT  
PRICE (ROLLING ANNUAL)

**\$470,000**

GLENORCHY MEDIAN  
HOUSE RENTAL PRICE

**\$485pw**



## GLENORCHY

22 Anfield Street

 4  2  4

Property Size 157sqm Land Size 592 sqm

**Offers Over \$950,000**

**Invest and Prosper**

Dual income opportunity with two quality properties on a single title. Situated on a quiet street in one of Hobart's most sought-after suburbs, these properties present great value for a large range of buyers.

Both properties have been built and maintained to a very high standard, and sit within close proximity of all the shops and services you could think of.

Unit 1 (front)

- 2 Large bedrooms plus study/sunroom
- Renovated Bathroom
- Painted throughout

Unit 2 (rear)

- 2 Large Bedrooms
- Completed 2019
- Spacious open-plan layout

Kathy Roberts

0419 593 537



## GLENORCHY

28 O'Brien Street

 5  2  1

Property Size 144 sqm Land Size 1280 sqm

**Offers Over \$695,000**

**Beautiful Character Home With  
Development Potential S.T.C.A**

Privately positioned and neatly nestled in a quiet cul-de-sac location this newly renovated property will be sure to impress on inspection.

The site sits at 1,280 m2, due to the multiple areas of access, there is ample scope to develop the property with the current vendor having previous plans approved for 2 x three bedroom two bathroom properties S.T.C.A

On entrance, you're charmed by the natural features that the property presents and you'll be taken aback by the abundance of natural light and sun that floods in.

Cara Montgomery

0410 787 846



# For Sale



## WEST MOONAH

27a Tenth Avenue

 4  2  4

Property Size 115 sqm Land Size 675sqm

**Offers Over \$729,000**

**We Are Back, Get In Quickly!**

Beautifully presented, this much-loved family home is set back off a private no-through street and is a must see for those chasing a family lifestyle in a great location.

As you walk through the front gate you get that sense of peace and tranquility as you're surrounded by a fully irrigated and much loved garden which leads up the stairs onto a well shaded undercover entertaining area which looks out over the river and is perfect for entertaining or the afternoon drink. Inside the home you are greeted by a warm, light and bright and inviting feel. The home boasts an open plan lounge, dining and spacious kitchen area with polished floorboards, 4 bedrooms, 2 bathrooms, separate laundry and a private yard.

Adam Lacy

0438 513 460



## MOONAH

88 Butler Avenue

 3  1  3

Property Size 102 sqm Land Size 511 sqm

**Offers Invited**

**Ultra Convenient Location**

Located in the ever popular suburb of Moonah and on a level 511 sqm block is this tidy 3 bedroom home. Ideal for first home buyers, downsizers and investors, this tempting property has so much to offer.

The superb location puts it close to Moonah's shopping and restaurant precinct, sporting venues, medical facilities, parks, schools, the Brooker Highway, public transport, intercity cycleway and both Glenorchy and Hobart CBDs.

Julian Stepik

0411 249 898





## MOONAH

362 Brooker Highway

 3  2  5

Property Size 137 sqm Land Size 728 sqm

### Offers Invited

**1950'S Classic Packed With Potential For Investors And First Home Buyers**

Looking for space, convenience and a home you can make your own? This three bedroom weatherboard property presents a fantastic opportunity for first home buyers and would be perfect for adding to your portfolio.

Ideally located walking distance to bus and local schools, and you're just 7km from Hobart's city centre. With mid-century charm and featuring existing contemporary upgrades, there are multiple options to remodel and add further enhancements.

There is much more here than meets the eye so let's take a look inside.

Kevin Spaulding

0409 702 449



## LUTANA

30 Ash Street

 3  1  6

Property Size 102sqm Land Size 529sqm

### Offers Over \$675,000

**Don't Miss Out! - Just Add You!**

From the best position in the street, this property has been designed to maximize it's 529m2 allotment to its full potential. This large family home has been loved and presents immaculately on the outside with low maintenance, extensive gardens and many entertaining options.

With excellent street appeal you enter the home via a short staircase to the first floor entrance into the large main hallway. To the right is the formal lounge with a reverse cycle air conditioner, gas wood fire and views of the Derwent River.

Kevin Spaulding  
Kathy Roberts

0409 702 449  
0419 593 537



# For Sale



## GRANTON

34a Glenhope Road

LAND ONLY

Land Size 1 Hectare

**Offers Over \$395,000**

**Too Good To Ignore**

A rare opportunity has arisen to secure a 1ha vacant parcel of flat land in an established area of Granton.

Offering proximity to local schools, shopping precinct, public transport, an array of recreation facilities, as well as a short commute to the Hobart CBD. The lifestyle associated with a location such as this is highly convenient.

Do not miss your chance to secure this property.

Adam Lacy

0438 513 460



## GRANTON

1 / 630 Main Road

 2  1  1

Property Size 178sqm Land Size 158sqm

**Offers Over \$399,000**

**Villa With Great Views**

Located in a quiet and very well maintained complex, this neatly kept conjoined unit offers a low maintenance lifestyle or sound investment opportunity. Whether you'd like to reside in it yourself, use it as a consistent stream of income, add to your existing portfolio, or to come and go as you please.

Featuring 2 bedrooms, both with built ins, kitchen and dining, open plan living all serviced by way of the reverse cycle heat pump that will ensure your home will always be set at just the right temperature.

Andrew Hills 0408 492 802



# Insights & Property Reports

BRIGHTON MEDIAN HOUSE  
PRICE (ROLLING ANNUAL)

**\$542,500**

BRIGHTON MEDIAN UNIT  
PRICE (ROLLING ANNUAL)

**\$465,000**

BRIGHTON MEDIAN HOUSE  
RENT PRICE

**\$470pw**



## BRIGHTON

52 Racecourse Road

 3  1  4

Property Size 112 sqm Land Size 894 sqm

**Offers Invited From \$615,000**  
**So Much To Love..**

If you have been searching for a home that looks like it came straight from the pages of a magazine, then look no further.

Located on a generous internal allotment and beautifully framed by a plethora of gorgeous Pittosporums including Silver Sheens, this property is truly delightful.

Comprising three bedrooms; all with robes, sun filled open plan living incorporating well appointed contemporary kitchen with quality appliances, dedicated dining area, lounge, family bathroom with sumptuous tub and free standing shower, separate loo and modern laundry.

Marnie Hill 0439 448 839



## BRIDGEWATER

6 Merino Place

 5  2  3

Property Size 135sqm Land Size 694sqm

**Offers over \$470,000**  
**River And Mountain Views**  
**From This 5-Bedroom Family**  
**Home**

Boasting views across the Derwent River to Mount Wellington, this five-bedroom home offers a fantastic opportunity for your growing family. In an elevated cul-de sac position, close to local shopping, schools and a 25-minute drive to Hobart's CBD this property is a must see.

The spacious and modern eat-in kitchen is well equipped with dishwasher and plenty of storage including a large corner pantry. Kick off your shoes and relax in the living area which has both heat pump and wood heater for your comfort in the cooler months to come.

Tim Cordwell 0411 650 640

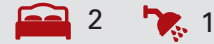


# For Sale

UNDER OFFER



## SANDY BAY 1/14 Cartella Street



Property Size 87 sqm Land Size 93 sqm

### Stunning Views In Sandy Bay

Offering outstanding views and an enviable address, on offer is this perfect opportunity to obtain a stunning unit in Sandy Bay.

Offering a relaxed lifestyle with unrivalled water views, the generous open living layout enjoys ample glazing capitalising on the home's sunny, elevated position ensuring efficient passive solar warmth. Reverse cycle air conditioning ensures total comfort and keeps you warm throughout the cooler months.

Cara Montgomery 0410 787 846  
Darren Jarvis 0414 869 981



## NEWTOWN 26 Tabart Street

Land Size 627 sqm

**Buyer enquiry range - \$420,000  
- \$460,000**

### New Town - Rarer Than Hen's Teeth

- \* Level corner block in ideal New Town location
- \* Some 627 square metres of blank canvas
- \* Zoned General Residential
- \* Surrounded by quality new homes
- \* Just bring your plans and your imagination!

Barry Wheeler 0410 939 186



# Insights & Property Reports

HOBART MEDIAN HOUSE  
PRICE (ROLLING ANNUAL)

**\$945,000**

HOBART MEDIAN UNIT  
PRICE (ROLLING ANNUAL)

**\$641,500**

HOBART MEDIAN  
HOUSE UNIT PRICE

**\$595pw**



## MOUNT STUART

39 Mortimer Avenue

 3  2  3

Property Size 135 sqm Land Size 1262 sqm

**Offers over \$995,000**

**Mount Stuart - Solid, Spacious  
And With STUNNING Views!**

- \* What a cracking Mount Stuart special!
- \* Built in 1948 - and winner of "House of the Year" in the same year
- \* Set on some 1,262 square metres of land - with simply breathtaking views
- \* UPSTAIRS - A spacious and charming 2 bedrooms with formal lounge plus kitchen/dining area
- \* DOWNSTAIRS - A fully self contained 1 bedroom unit
- \* What an opportunity to convert back to a single home - or take advantage of the opportunity for extra income

Leslie Barker 0418 125 725



## LENAH VALLEY

42 Creek Road

 3  1  1

Property Size 92sqm Land Size 430sqm

**Offers Over \$599,000**

**Character & Charm With  
Potential!**

You'll need to be quick to snap up this character home in the heart of vibrant Lenah Valley. What a fabulous location, with parks, schools, and cafe's just a few moments' walk away. Set in a central area of Lenah Valley this 1910 built weatherboard home is perfect whether you are looking to invest, downsize or possibly even start out with your family this would be ideal. The home provides three bedrooms, main with built in robe - most with fireplaces along with beautiful timber mantelpieces, and central family bathroom. The lounge room flows through to the open plan kitchen and dining, all kept warm by way of a wood heater.

Andrew Hills 0408 492 802



# For Sale

UNDER OFFER



## BELLERIVE

1 / 42A York Street



Property Size 106 sqm Land Size 272 sqm

**Offers Over \$745,000**

**The Ultimate Low  
Maintenance Retreat**

Ant's Fluff-Free Description...

- \* Looking to downsize from your current family home - but don't want to sacrifice location?
- \* Well this is the one for you!
- \* Set back from the road in delightful York Street, this quality Villa is worthy of your immediate attention
- \* Built in 1998, beautifully built and maintained and one of only three on the block
- \* Spacious open plan living and dining area with direct internal access to the remote single garage
- \* Lovely timber kitchen with pantry cupboard

Rychelle Brown 0488 074 240



## OAKDOWNS

1 / 12 Garrett Court



Property Size 147 sqm Land Size 332 sqm

**Offers over \$690,000**  
**FRESH**

We are thrilled to present a fantastic opportunity to own a brand new, thoughtfully designed unit boasting 3 bedrooms, 2 bathrooms, and a single car garage. This modern dwelling offers the perfect blend of style, functionality, and low-maintenance living.

Step into a world of contemporary elegance as you enter the front door. The open-concept living area provides a spacious and inviting atmosphere, allowing for seamless entertaining and quality family time. The carefully crafted floor plan maximizes every square inch, creating a comfortable and practical space for you and your loved ones

Rychelle Brown 0488 074 240



# Insights & Property Reports

CLARENCE MEDIAN HOUSE  
PRICE (ROLLING ANNUAL)

**\$785,000**

CLARENCE MEDIAN UNIT  
PRICE (ROLLING ANNUAL)

**\$665,000**

CLARENCE MEDIAN HOUSE  
RENT PRICE

**\$560pw**



## BLLERIVE

47 York Street

 3  1  2

Property Size 116 sqm Land Size 465 sqm

**Offers over \$849,000**

**The Grand Little Home On York**

- \* That's York STREET, of course!
- \* This is truly a unique combination of class, presentation and location...
- \* And it's a LOT bigger than it may appear from the road!
- \* Level throughout and tastefully modernised, it's the ideal downsizing option - without compromising on privacy
- \* Separate and sunny lounge room PLUS formal dining room or sitting room
- \* Spacious kitchen and dining room with lovely outlook from the picture window
- \* Three bedrooms - all of good size and offering built-in robes

Leslie Barker 0418 125 725



## BELLERIVE

3 / 35 South Street

 2  1  2

Property Size 109 sqm Land Size 220 sqm

**Offers Over \$555,000**

**Bellerive - Villa On The Level**

- \* Low maintenance free standing Villa in a cracking Bellerive location
- \* Built in 1987, brick and tile construction and level throughout
- \* Spacious lounge and dining area plus very neat kitchen
- \* Two bedrooms - both with built-in robes
- \* Bathroom with separate shower and bath
- \* Separate laundry and toilet

Leslie Barker 0418 125 725



# For Sale



## ROKEBY

6 Beadle Street



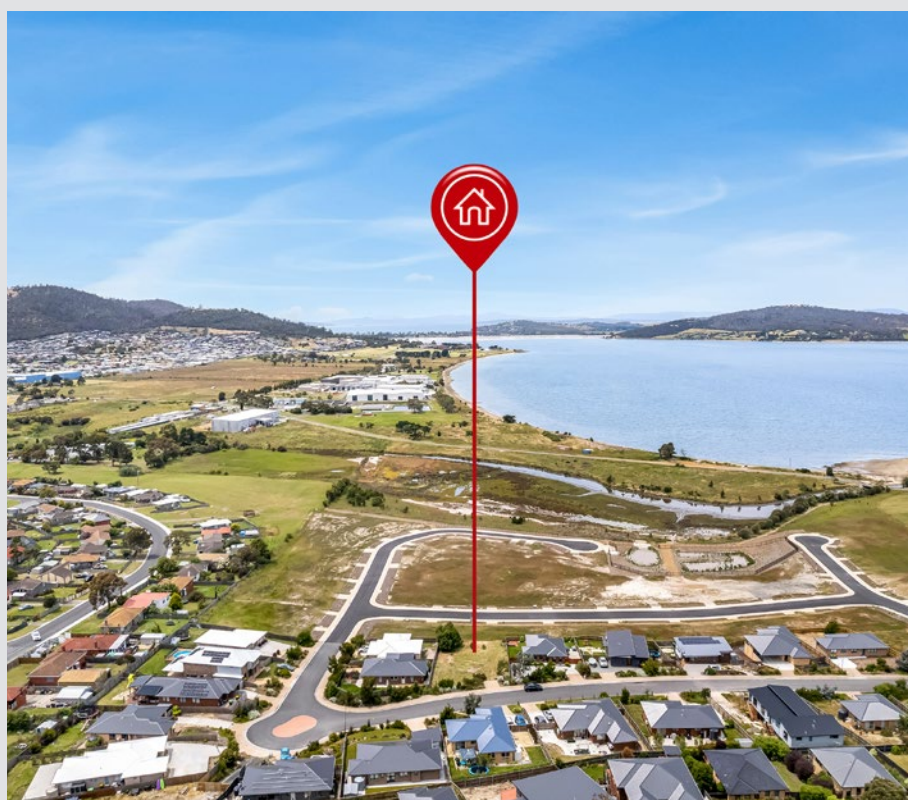
Property Size 96 sqm Land Size 759 sqm

**Offers Over \$530,000**

**Fantastic Opportunity For First Home Buyers Or Investors**

Whether you're looking for your very first home or adding to your property portfolio this exceptional opportunity is not to be missed. Ideally located walking distance to transport, local shopping and schools, you'll also find all that Hobart's eastern shore has to offer within easy reach. With just a handful of rentals currently available in Rokeby, the astute investor is sure to reap immediate rewards, and with so much potential here to update and renovate the options are endless.

Kevin Spaulding 0409 702 449



## ROKEBY

29 Enchantress Street

**LAND ONLY**

Land Size 752sqm

**Enquiry Range \$340,000 - \$370,000**

**Home With A View**

Can I ask - are you a beach lover? An adventure-seeker? Looking for convenience, value for money, or to build and new family home? Do you like to get up early and watch the sunrise?

Yes? Then I have the perfect place for you.

Nestled amongst the North Bay development area at the southern end of Rokeby, you will find 29 Enchantress Street. This beautiful block of land is light and airy, with stunning views of Ralph's Bay, Sandford and Doran's Road. Enjoy your morning cup of coffee and watch the sunrise over the bay.

Barry Wheeler 0410 939 186





## HOWRAH

11 Somers Way

 3  1  2

Property Size 164 sqm Land Size 604 sqm

**Buyers Guide \$645,000 - \$695,000**  
**Paradise On The Derwent**

Welcome to your dream home at 11 Somers Way, a true paradise that will capture your heart and make you fall in love with every detail. Get ready to experience the perfect blend of luxury, comfort, and natural beauty.

This magnificent home offers a lifestyle beyond compare, where, with a short walk you can experience to the waves crashing on the shore year around and bask in the breathtaking views of the river and mountain right from your own backyard.

Barry Wheeler 0410 939 186



## ROKEBY

5 Sunray Court

 3  1  3

Property Size 100sqm Land Size 596sqm

**Offers Over \$545,000**  
**Perfect Starter Home Or**  
**Investment Property!**

This beautifully presented home is perfect for the first home buyer, investor or anyone wanting the convenience and location Rokeby has to offer.

Nestled in a private cul-de-sac at the top end of Rokeby, this home is in a quiet bushland setting, with mountain bike and walking tracks scattered throughout the Rokeby Hill Reserve just behind.

This home is sitting on a generous 596m2 block with light filled, open plan living areas, polished hardwood floorboards and a tastefully renovated kitchen, 3 large bedrooms and a well very presented floorplan.

Cara Montgomery 0410 787 846



# For Sale



## NEW NORFOLK

40 Lachlan Road

 3  2  14

Property Size 204sqm Land Size 8029sqm

### Expressions of Interest

**Contemporary Timeless Elegance!**

Undoubtedly one of the finest properties in the Derwent Valley. Welcome to this architecturally designed and craftsman built quality family home.

Offering first class living, privacy and superbly embracing the generous living interior that includes both formal lounge and dining rooms along with a stylish timber kitchen, relaxed family room, all of which feature distinguishing fittings.

There are three large bedrooms - the main with ensuite, the remainder share a large family bathroom while a sizeable mudroom adds value for busy, active families.

Stephen Sutton

0409 335 114



## NEW NORFOLK

64 Sharland Avenue

LAND ONLY

Land Size 797 sqm

**Offers Over \$149,000**

**Commanding Views - Build Your Dream Here!**

Residential land with views as exceptional as this have become a rarity in the Derwent Valley, so if you have been looking for a block with magnificent views of the River Derwent this is property for you.

Situated on the top side of the road this block is a blank canvas for you to use your imagination for future development (STCA) with all approvals already in place or use as an investment in your future.

Andrew Hills

0408 492 802



# Insights & Property Reports

DERWENT VALLEY PRICE  
(ROLLING ANNUAL)

**\$477,500**

DERWENT VALLEY MEDIAN  
LAND PRICE (ROLLING  
ANNUAL)

**\$266,000**

DERWENT VALLEY MEDIAN  
HOUSE RENT PRICE

**\$470pw**



## WAYATINAH

4 Centreway Avenue

LAND ONLY

Land Size 603sqm

**Offers Around \$90,000**

**Central Highlands Way Of Life!**

A great opportunity is being offered in Wayatinah. This flat block of approx. 603m<sup>2</sup> along with a Container is located within the town boundary, but a stroll from the beautiful Wayatinah lagoon.

This would be a great spot to build a dream, or to have a great weekend getaway where you can escape the daily rat race. Wayatinah is the entrance to the Central Plateau with its incredible wilderness and world-renowned trout fishing, explore the pristine Nive River and fish for the wild spawning Rainbow Trout or simply relax and take advantage of what's on offer.

Stephen Sutton

0409 335 114



## NEW NORFOLK

9 Gateway Drive

 4  1  4

Property Size 207 sqm Land Size 826 sqm

**\$730,000**

**Perfect Family Home!**

Situated within the ever-growing and popular suburb of New Norfolk, this remarkable family home offers a fabulous lifestyle filled with comfort and convenience. Designed with the family in mind it comprises of a spacious kitchen that offers a walk-in pantry with plenty of bench space that melds seamlessly into the dining/family area that in turn adjoins the rumpus room. The spacious open plan living - in a L shape design comprises of a formal lounge room, which flows through to a formal dining all kept comfortable year-round by way of a wood heater, reverse cycle heat pump and panel heaters.

Andrew Hills

0408 492 802



# For Sale



## KINGSTON

43 O'Connor Drive

LAND ONLY

Land Size 831 sqm

**Offers in the Mid \$400,000's considered**

**The Best Land Allotment In Kingston?**

You decide.

A change in personal direction by the vendor means this highly desirable parcel of prime real estate is now up for grabs.

Arguably the best allotment within the Spring Farm Estate subdivision, at 831m2 and being as close to level for building purposes as necessary, this superb residential turf boasts a sunny northerly disposition, a gorgeous Mount Wellington backdrop and scope to build your dream residence or develop two townhouses STCA.

Marnie Hill 0439 448 839



## SNUG

2176 Channel Highway

 3  2  3

Property Size 254 sqm Land Size 7372 sqm

**Offers Over \$1,295,000**

**1920'S Federation**

This charming 4-bedroom, 2-bathroom 1920's home still retains many of its original Federation features and character throughout, including 10-foot-high ceilings, dado boards and functioning open fireplaces.

With its flexible floor plan, generous size rooms and heritage gardens this stately property stands out in a crowd.

The spacious loungeroom boasts stunning water views over the D'Entrecasteaux Channel and in the past due to its fantastic acoustics has been the venue for many musical events and was once the home of a grand piano.

Tim Cordwell 0411 650 640  
Kevin Spaulding 0409 702 449



**UNDER OFFER**



## KEMPTON

36 Louisa Street



Property Size 81 sqm Land Size 604 sqm

**Offers Over \$395,000**

**Kempton - Beautiful AND Affordable In One Classy Package**

Ant's Fluff-Free Description...

- \* Set on a fully fenced corner block, this MUST be the best value home currently on the market!
- \* Immaculately presented and beautifully decorated throughout, there's nothing to do but move in
- \* Lovely formal lounge room with reverse cycle heat pump and loads of sunshine
- \* Dining area with easy care flooring
- \* Updated and spacious kitchen with great storage

Kathy Roberts 0419 593 537



## KINGSTON

2 George Avenue



Property Size 157sqm Land Size 316sqm

**Offers Over \$795,000**

**Your Low Maintenance Lifestyle Starts Here! - Just Add You!**

An opportunity not to be missed! Perfect for first home buyers, downsizers and investors alike this immaculately presented property in a gorgeous enclave in sought-after Kingston is just minutes from prestigious schools, Channel Court Shopping Centre and beautiful Kingston Beach. Cool, contemporary and surprisingly spacious, this freestanding two level residence boasts four large bedrooms, generous living and easy access to a private patio to enjoy an alfresco meal and glass of wine. This modern family sanctuary is just waiting to welcome you home.

Kevin Spaulding 0409 702 449  
Tim Cordwell 0411 650 640

# Creative Ideas to Make your Rental Feel like Home

As a renter, it can often feel like your living space is temporary and impersonal. However, with a few creative ideas, you can transform your rental into a space that truly feels like home. In this blog post, we will explore creative ideas to personalise your rental space and make it feel cosy and welcoming.

## *Add Colour*

The easiest way to add personality to your rental is by incorporating colour. You can do this by choosing a bright accent wall or adding colourful throw pillows and blankets to your couch or bed. This will give your space an instant pop of personality and make it feel more inviting.

## *Wall Art*

If your rental allows it, consider painting an accent wall or using removable wallpaper to add interest to your space. If not, consider incorporating wall art into your décor. This could be a collection of personal photos, a gallery wall, or even some unique pieces of art that speak to your personal style.

## *Personal Photos*

One of the easiest ways to make your rental feel like home is by adding personal touches, like photos of family and friends. You can hang these up in frames, or even use photo clips to hang them up in a more casual way.

## *Plants*

Bringing greenery into your rental is a great way to add life and personality to your space. Whether you choose a few small succulents or a larger statement plant, adding plants to your decor will make your space feel more inviting and cosier.

## *Rugs*

Adding a rug to your living room or bedroom is a great way to define the space and add a cosy feel. This is especially helpful if you have hardwood floors or an open concept living space.

## *Curtains*

If your rental comes with basic blinds or curtains, consider swapping them out for something more colourful or textured. This will add personality to your space and make it feel more finished.

## *Lighting*

The right lighting can completely transform the atmosphere of a space. Consider adding lamps, string lights, or even a few candles to make your rental feel cosy and warm.

## *Accent Furniture*

Investing in a statement piece of furniture, like a colourful chair or patterned ottoman, is a great way to add personality to your rental. Even if you can't paint the walls or make other major changes, a bold piece of furniture can make a big impact.

## *Storage*

Finally, organizing your space with storage solutions like bookshelves and baskets is essential for making your rental feel less cluttered and more organized. This will not only make your space look better, but it will also make it feel more comfortable and liveable.

## *Textiles*

Adding cosy textiles, like blankets and throw pillows, is another great way to make your rental feel more inviting. Choose fabrics and textures that speak to your personal style and that make you feel comfortable and at home.

## *Conclusion*

We believe that everyone deserves to feel at home, even if they are renting. Rent Smarter with PRD Real Estate and let us help you find your perfect rental space.

If you're looking for a rental property that feels like home, contact PRD Real Estate today. Our team of experienced agents will work with you to find a space that fits your budget and your lifestyle.



**INTRODUCING**

# Your Professional Team



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# For Lease

## NEW NORFOLK 70 Lower Road

 3  1  2

**\$540 per week**



### Modern Town House

This spacious and stylish Town House is sure to impress! A well-designed home, the layout ensures family living at its best. Featuring three spacious bedrooms with built-in robes, a central family bathroom, open plan living, dining and kitchen all kept comfortable year-round by way of a reverse cycle heat pump. Entry is on the ground level and includes access via the single car garage, perfect for those days when the weather isn't at its best. Outside the gardens are fully landscaped, including paths and driveways. New

- 3brm with Built in Robes
- 2 toilets
- 1 bathroom
- open plan living
- lock up garage

Norfolk is in the heart of the Derwent Valley, this lovely township is located an easy approx. 30 minute commute Hobart's CBD.

To view this property please register online.

Cheryl Bennett 0428 815 789 [cherylbennett@prdhobart.com.au](mailto:cherylbennett@prdhobart.com.au)



## LUTANA 29 Chestnut Avenue Spacious Family Home

 5  2  3

**\$650 per week including gardener**

A spacious, double story home with a large yard and water views. Located on the upper-level are two bedrooms, the main bathroom, lounge room and separate kitchen/dining plus an abundance of storage in the entrance and hallway. Located downstairs there are a further three bedrooms, second bathroom, laundry and mancave.

Alex Green 0428 614 362 [alexgreen@prdhobart.com.au](mailto:alexgreen@prdhobart.com.au)



## MARGATE 63 Beach Road Spacious Family Living

 3  1  2

**\$560 per week**

This well presented 3-bedroom home is North facing, has a good-sized level backyard, is close to a bus stop and is within walking distance to all local amenities and schools.

Property features include;

- lounge with both a free-standing wood heater and Daikin heat pump.
- Double glazed windows throughout
- Updated kitchen provides all mod cons and a tasteful colour scheme

Sophie Dare 0499 247 893 [sophiedare@prdhobart.com.au](mailto:sophiedare@prdhobart.com.au)





**PRIMROSE**  
8 Myrica Street  
**Modern, Coastal Retreat!**

2 1 3

**\$420 per week**

This charming 2-bedroom, 1-bathroom home is nestled on a spacious block, offering breathtaking water views and a large deck for unforgettable entertaining experiences. Step inside and be captivated by the modern fixtures and stylish finishes throughout.

The open and airy floor plan allows for seamless flow between the living, dining, and kitchen areas, creating an inviting space for relaxation and socializing. The well-appointed kitchen is a culinary enthusiast's dream, featuring sleek stainless steel appliances, including a dishwasher, making meal preparation and cleanup a breeze.

Emma Lewis [emmalewis@prdhobart.com.au](mailto:emmalewis@prdhobart.com.au)



**MORNINGTON**  
16 Bilinga Street

3 1 4

**Beautiful 3 Bedroom, 1 Bathroom Home In Mornington! \$495 per week**

Spacious 3-bedroom home in Mornington. Neat and tidy with a large backyard. Close to transport and amenities.

- 3 good sized bedrooms
- Main with Built ins
- 1 Bathroom
- Large backyard

Shanae Sexton [0499 274 893 shanaesexton@prdhobart.com.au](mailto:shanaesexton@prdhobart.com.au)



**ROSE BAY**  
90 Kaoota Road

3 1 1

**Perfect Blend Of Style, Comfort, And Convenience \$600 per week**

Welcome to your dream rental home located in the highly sought-after area of Rose Bay. This beautifully presented 3 bedroom residence offers the perfect blend of style, comfort, and convenience. Situated in a peaceful cul-de-sac, this property provides a tranquil living experience with the added benefit of low maintenance manicured gardens.

Featuring three spacious bedrooms, each equipped with built-in robes, this home offers ample storage space for all your belongings. Whether you need room for your wardrobe essentials or additional items, these built-in robes have got you covered.

Abby Cooper [0424 852 459 abbycooper@prdhobart.com.au](mailto:abbycooper@prdhobart.com.au)



**GEILSTON BAY**  
11 Adina Street

3 1 2

**Beautiful 3 Bedroom Home In Geilston Bay! \$495 per week**

Are you looking for a tidy and spacious home in the serene neighbourhood of Geilston Bay? Look no further! We are excited to present to you this stunning 3-bedroom residence that has just become available for rent. This charming property offers everything you need for comfortable and convenient living. Let's take a closer look!

Abby Cooper [0424 852 459 abbycooper@prdhobart.com.au](mailto:abbycooper@prdhobart.com.au)



**HUONVILLE**  
29 Frankcomb Street  
**Cosy Home With Views OfThe Huon**

2 1 2

**\$430 per week**

A low maintenance 2 bedroom home with sweeping views of the river and nearby township.

- Large wrap around verandah to enjoy the views
- 2 bedrooms, both with built in wardrobes
- Located at the end of the street, providing additional privacy

- Bath over shower configuration
- Neutral colour palette with plenty of natural light
- Brand new reverse cycle air conditioner recently installed

Sophie Dare [0499 247 893 sophiedare@prdhobart.com.au](mailto:sophiedare@prdhobart.com.au)

# Rental Referral Scheme

Average days  
on the market is:  
**7 days**

**One award  
winning team  
across four  
locations**

You will receive your choice of  
\$300 for referring a new client OR 3  
months management fees free!

Contact Amber Riley for more information:  
amberriley@prdhobart.com.au  
0447 524 793

Montrose • New Norfolk • Rosny

**\$300\***  
for rental  
referral

T&C Apply





*One team  
Our locations.*

Little by little we have become large enough to reach thousands, and small enough to remember how we got there.

**PRD.**



**New Norfolk**



**Montrose**



**Rosny Park**

**New Norfolk**

40 High Street, 7140  
(03) 6261 2555

**Rosny Park**

1A Bligh Street, 7018  
(03) 6244 5588

**Montrose**

493 Main Road, 7010  
(03) 6274 7368

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