



Contemporary and Central



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21/9 Maranoa Road, Kingston

Price Revised - Offers over \$665,000

Privately located towards the rear of this popular complex in the heart of Kingston, this two-storey townhouse makes the most of its sought-after northerly aspect and panoramic views that include kunanyi/Mount Wellington and the Kingborough surrounds.

Built in 2017 to exceptional standards, and well-maintained thereafter, Unit 21 offers the astute purchaser a contemporary residence with many impressive features.

Upon entry you are greeted with classic townhouse lines and a pleasing neutral colour palette. A short walk along the hallway leads you to the spacious open plan kitchen and living areas – the heart of the home. Designed for efficiency, the kitchen is well-equipped with quality Bosch appliances and boasts a large pantry cupboard. The large island bench takes centre stage by providing additional bench space, storage options and seating.

The living space allows plenty of light and provides for flexibility in furniture layout. There is access to the rear timber deck from this area, extending this living zone into the generous yard space which could provide further options for entertaining and/or garden development.

A (third) bedroom is located adjacent to the living area, and, if not needed, is perfect for use as a study, sitting room, or children's playroom. There is internal access to the garage via the hallway which also provides connectivity to the rear yard. A European style laundry under the

Property ID:	L25627499
Property Type:	Townhouse
Building / Floor Area:	121
Garages:	1
Land Area:	284.0 sqm

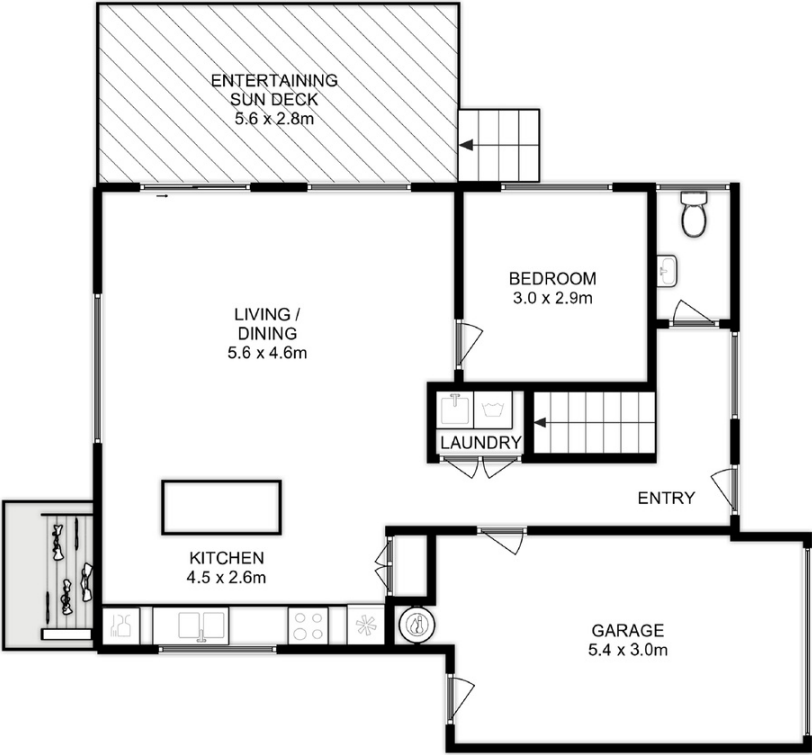
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stairs, and a powder room adjacent to the front door complete the ground floor level offering.

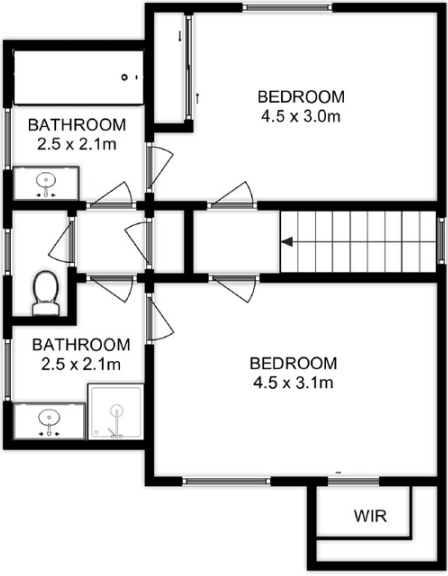
Upstairs, accommodation consists of a two large bedrooms, each with a two-way ensuite bathroom and built in robes, including one with a walk-in robe. Additional storage is located on this level too.

Other features include reverse cycle air-conditioning, wall and ceiling insulation, double glazing, and quality carpet throughout.

The growth in Kingborough has been phenomenal over the past year and this is your chance to enter the market and capitalise. This home is perfect for busy, young families or professionals alike. It offers low maintenance living in central Kingston that is close to quality schools, parks, beaches, and all its shopping centres. There's really not too much more you could ask for!



LOWER LEVEL



UPPER LEVEL

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open2view.com

Total Approx. Floor Area : 144 sqm
(Including Garage)