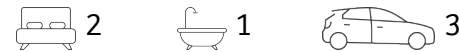




QUIET CONVENIENCE



2/6 Dollery Drive, Kingston

Sold

Set back from the road, privacy is assured in this wonderful low maintenance unit. One of only two units on the block, and with only a common driveway, there is potential for an extension if required (STCA).

Entry is via the front sliding door into a light and bright open plan living and dining area. Cathedral style ceilings throughout most of the house, together with its neutral colour palette, provide a sense of space and style.

The lounge area is inviting and whilst it has been "carpeted" this can be easily switched to polished timber boards by rolling up the wall-to-wall rug. Heating is provided throughout by panel heaters.

An L-shaped kitchen sits at the rear of the lounge/dining area. It is well equipped with a near new oven, and there is ample bench space and storage. From the kitchen, a sliding door provides access to the small, low maintenance yard with timber decking along the length of the unit providing a lovely spot to sit and relax.

Back inside, the unit has two good-sized bedrooms, both with wardrobes and cathedral style ceilings. An additional third room would make an ideal study or home office, or it can be used as a child's/guest room.

Property ID: L26883231

Property Type: Unit

Building / Floor Area: 67

Carports: 1

Open Parking: 2

Land Area: 306.0 sqm

David Brooks

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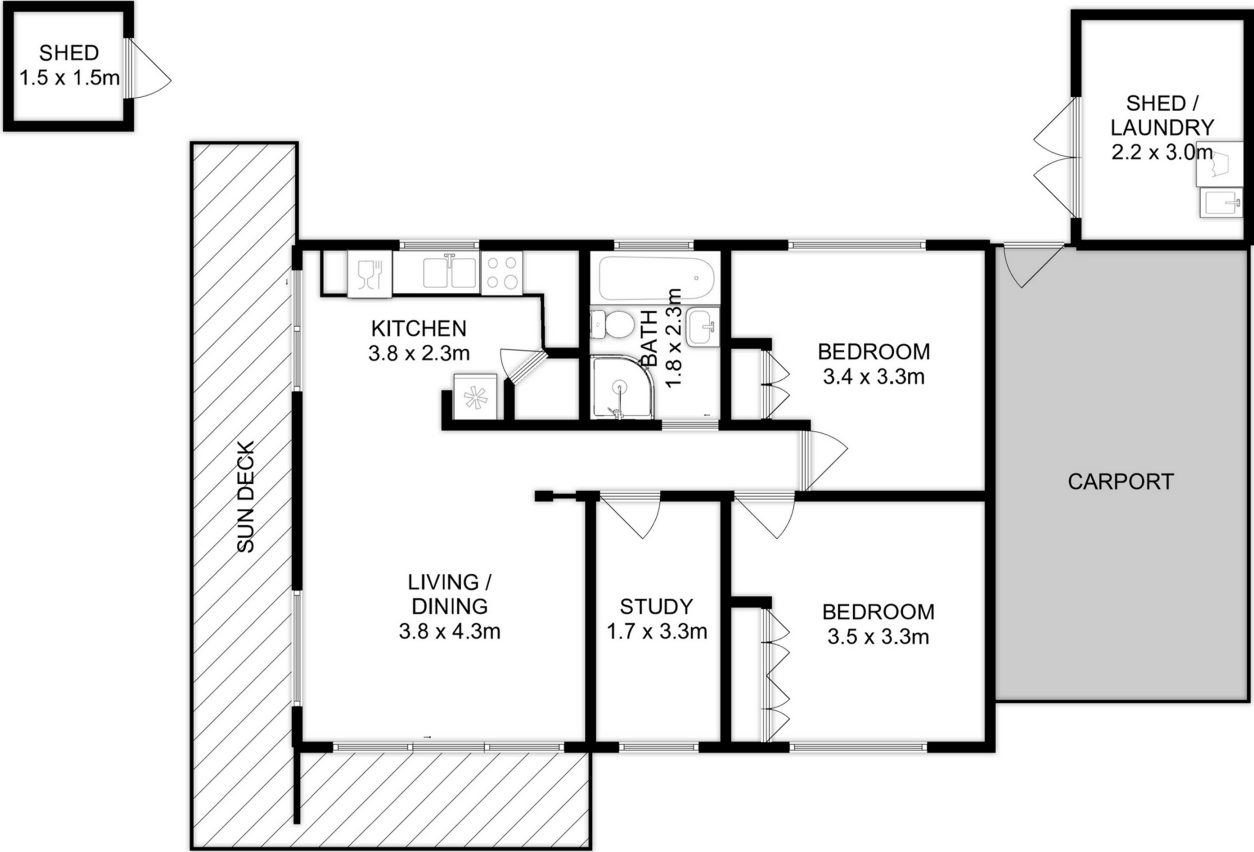
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The centrally located bathroom provides a separate bath and a corner shower cubicle. The laundry is located externally in the rear shed, and another small shed provides space for all your gardening items. A carport adjacent to the unit provides undercover parking and there are potentially a further two car parks on site.

Whilst positioned in a quiet, leafy area of Kingston you'll be surprised how close you are to all the local services and conveniences that Kingborough has to offer. Kingston Town Shopping Centre, Mertonvale Circuit, and the recently upgraded retail precincts of Channel Highway and John Street are all minutes away, together with nearby schools, recreation centres and parklands.

The property is currently tenanted for \$460 per week until November 2024.

Don't let this one pass you by. Call today to inspect!



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

Total Approx. Floor Area (inc. Laundry) : 67 sqm
Total Approx. Outbuilding Area : 2 sqm