



Smart, Stylish and Effortless Low Maintenance Living



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2 Kelp Street, Kingston

Sold

With an attractive street presence this beautifully presented 4-bedroom, two-bathroom home on a flat block is on the market for the first time in 13 years.

The current owners had the property constructed to their specifications by a well-known quality builder and have enjoyed the comforts and convenience that this lovely home has given their family.

Set back from the street the home's driveway approach leads into a double car garage with automated roller door and interior access into the property, providing quick and easy transfer of groceries from car to kitchen.

The front door opens into a foyer with a formal lounge on the left and a bedroom with built-in robe on the right.

The lounge is the perfect size for entertaining or for using as a cosy retreat in the cooler months.

Large windows provide distant views out towards kunanyi / Mt Wellington.

Property ID: L22179209

Property Type: House

Building / Floor Area: 218

Garages: 2

Open Parking: 2

Land Area: 805.0 sqm

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A reverse cycle air-conditioner (heat pump) keeps this room at a comfortable temperature all year round.

Moving on from the foyer you enter the spacious open-plan living area.

An elegant semi-formal dining area is located on the left with sliding glass doors leading out onto the alfresco.

The main room is taken up with a large family living space as well as the generously proportioned contemporary kitchen.

The kitchen provides plenty of storage as well as preparation space and is equipped with a range of quality appliances which include a dishwasher, electric stove, wall oven, microwave and range hood.

A doorway leads from the kitchen out into the garage.

The living space will comfortably accommodate large family sofas as well as media and storage units and is the perfect space for casual entertaining or simply kicking back to watch the footy on TV.

The living area also has a sliding glass door leading out onto the alfresco plus reverse cycle air-conditioning (heat pump).

A doorway leads from the living area into a short hallway off which are the other three bedrooms, family bathroom and laundry with exterior door.

The master suite is located at the far end of the hallway and is an impressively spacious room with a walk-in robe and attractive en-suite bathroom.

The bathroom is well designed with a walk-in shower, twin bowl vanity and toilet.

The other two bedrooms in this part of the home are both nicely proportioned, and both have built robes.

The fourth bedroom complete with built-in robes is located on the other side of the home adjacent to the entry foyer.

The family bathroom features a bath, walk-in shower, vanity as well as a separate adjacent toilet.

The separate laundry has built-in storage.

The hallway itself is furnished with two large linen cupboards with sliding doors.

Outside, the grounds of the property include the sheltered alfresco with an electric louvered roof which provides the perfect way to tame the summer sun or chase the sun in cooler months.

The large and flat back garden is mainly laid to lawn, providing the perfect play space for the family.

Some planting beds have been developed along with raised veggie beds at the rear of the garden.

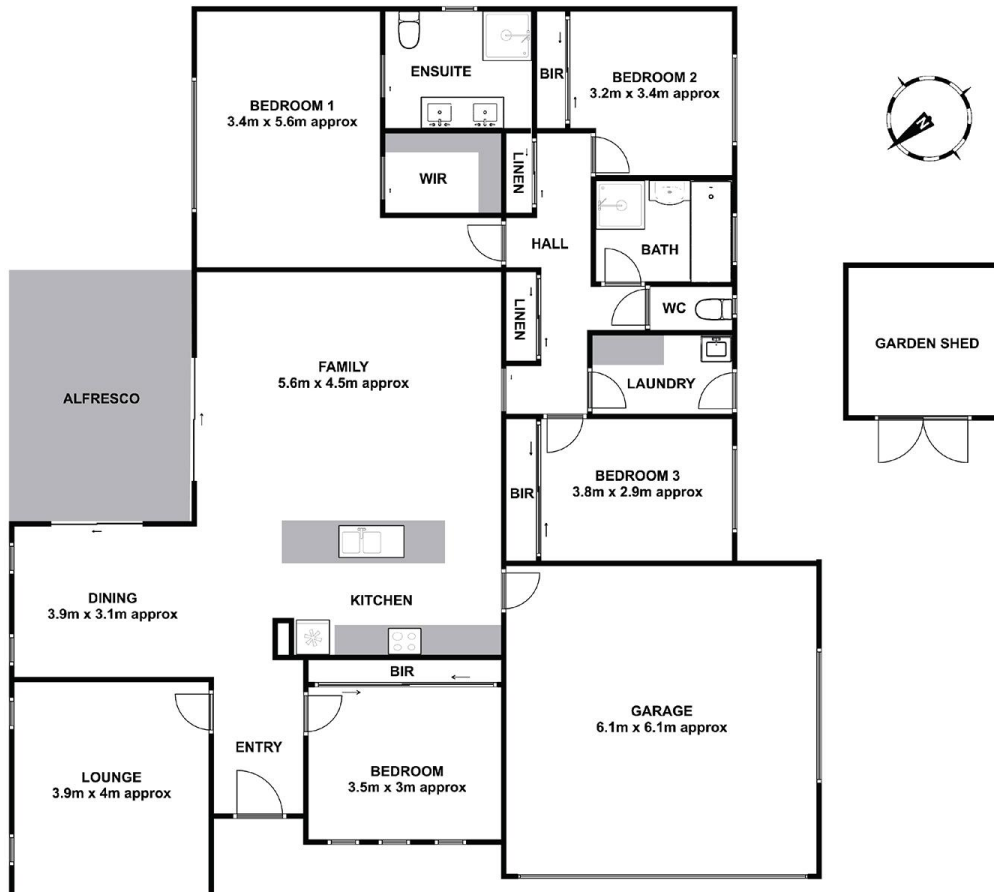
A clothes hoist and garden shed are also installed in this area.

The overall impression of this property is one of a calm and welcoming home which would equally suit a busy family or those wanting to downsize from a larger property yet still be able to accommodate visiting friends and family.

The location of the home provides convenient access to the services and attractions of Kingston including its shopping centres, restaurants, sporting facilities, golf course, schools, places of worship and of course its beautiful beach.

The nearby Whitewater Creek Trail offers either a pleasant exercise track or convenient traffic-free walking access almost to the centre of Kingston's CBD.

Highway connections are nearby and provide easy commuting to Hobart's CBD either by private vehicle or public transport.



2 Kelp Street, Kingston TASMANIA 7050

DISCLAIMER: These floorplans have not been prepared by a qualified architect or architectural draughting service and are meant to be used as an indicative guide only. All measurements and placement of walls, windows, doors and fittings are approximate and must not be relied on for accuracy or as a means of valuation. Interested prospective purchasers must satisfy themselves as to the layout of the property and structure by engaging at their own cost their own independent surveyor, architect or builder. Raine&Horne Kingston accepts no responsibility for errors or omissions in this floorplan. Buildings are not shown in their actual scale or positions in relation to each other.

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