



A Great Home for Work & Play



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26 Willow Avenue, Kingston

Sold

With a flexible interior layout this attractive brick 3 bedroom property in Willow Avenue, Kingston offers a versatile living space with storage and workshop options that will suit a range of buyers.

Screened from the street by a partial hedge the home has a concrete driveway and hardstand leading down to a large garage ... more about that a little later.

The front door of the home opens up into a foyer which in turn leads to the hallway, on the left hand side of which is a door leading into the open-plan living area and to the right the bedroom wing.

The living area is an attractive, well proportioned space with lounge, dining and kitchen. The room has a large wood burning heater with additional heating and cooling provided by a reverse cycle air-conditioner (heat pump).

The kitchen is well laid out with a pantry, plenty of storage and preparation surfaces including a breakfast bar. At the rear of the kitchen a sliding door leads into a utility space with storage cupboards and an exterior doorway leads out into the garden.

The bedroom wing has the three bedrooms, all with built-in robes. The family bathroom has a

Property ID: L26713702

Property Type: House

Building / Floor Area: 155

Garages: 2

Open Parking: 3

Land Area: 646.0 sqm

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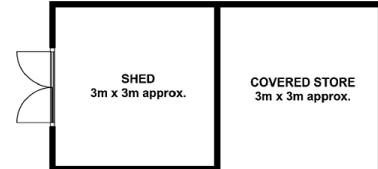
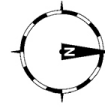
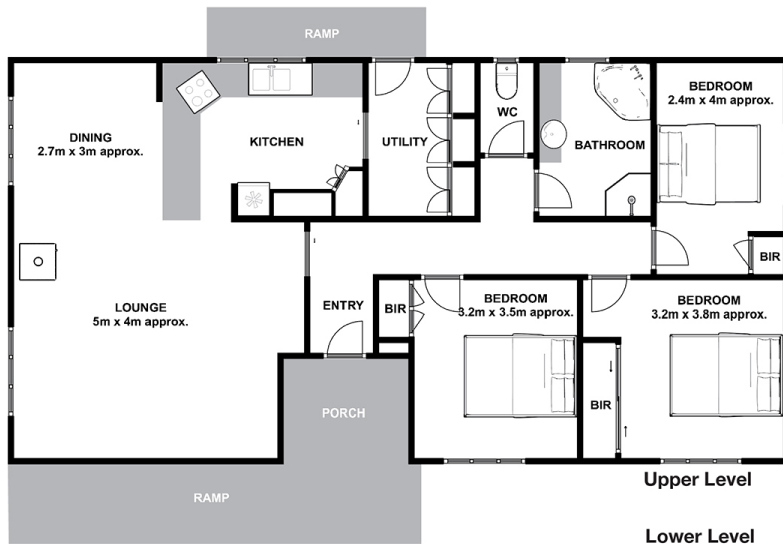
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corner spa bath, separate shower and vanity plus an adjacent separate toilet.

Below the home is an additional area which is accessed externally and has its own separate entrance. This is a fabulous room with approximately 27 square metres of fully lined and carpeted space. This would be suitable as the perfect home office, teenager's retreat or hobby room. Also on this level is the laundry plus a separate toilet.

In the back garden of the home is a garden shed with an additional covered store as well as the fabulous 43 square metre garage. The garage offers good headroom and has power.

This is a surprisingly versatile property in an established and popular part of Kingston. Not faraway is public transport servicing the local area as well as Hobart. Also nearby are the walking tracks of the popular Peter Murrell Reserve as well as the lovely beaches of Kingston Beach and Blackmans Bay, a range of schools, places of worship, sporting facilities as well as a variety of shopping centres, pubs, cafes and restaurants.



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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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