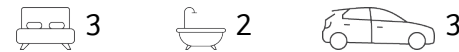




Comfortable Surroundings



45 Turquoise Way, Kingston

Sold

With an attractive light-toned exterior combination of shiplap siding and brick, this three bedroom home in a quiet part of a new development in Kingston benefits from a small reserve at its rear boundary, which provides a tranquil woodland outlook for the property.

Entering through the front door you are immediately welcomed into a small foyer, off which are two doors.

To the left is the large double car garage with automated panel lift door. The garage also has the laundry with a door leading out into the back garden.

To the right of the entrance foyer is the master bedroom complete with walk-in robe and attractive ensuite complete with shower, vanity and toilet.

Continuing from the entrance foyer into the hallway you pass a large linen cupboard with sliding doors then towards the end of the hall there are two separate doors on your left leading into the home's other two bedrooms, both complete with built-in robes.

Opposite the bedroom doors is a short passageway leading to the attractively finished family bathroom with bath, separate shower and vanity as well as an adjacent separate toilet.

Property ID:	L26999043
Property Type:	House
Building / Floor Area:	162
Garages:	2
Open Parking:	1
Land Area:	572.0 sqm

Paul Guest
0400 250 176
paul.guest@kingston.rh.com.au

A door at the end of the main hallway leads into a spacious open-plan living area consisting of kitchen, dining and lounge.

This expansive room is equally well suited to larger gatherings of family and friends or comfortable day-to-day living.

Both the lounge and dining areas can easily accommodate large furniture items and this area in its entirety has a calm and open ambience.

Heating and cooling of this fully insulated home is in the form of a reverse cycle air-conditioner (heat pump).

The kitchen has plenty of preparation space and storage, including a corner pantry, and the breakfast bar can function both as a casual meals area or as a convenient servery for the alfresco, which is accessed through an adjacent sliding glass door.

The alfresco and open deck provide a wonderfully private all-weather dining area or a space to relax and enjoy the distant views of kunanyi / Mt Wellington, with the woodland reserve providing a relaxing ambience.

A staircase at the far end of the deck leads down into the back garden.

There is some storage space below the home in an undercroft accessed from the garden.

The gently sloping, fully fenced grounds of the property are largely undeveloped and provide plenty of scope for the keen gardener.

This property's location benefits from both its peaceful semi-rural setting and from being conveniently close to the services and attractions of Kingston.

Shopping centres, schools, sporting facilities, places of worship and the beautiful beaches of Kingston Beach and Blackmans Bay are all nearby with the Hobart CBD only a 15 minute commute away.



45 Turquoise Way, 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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