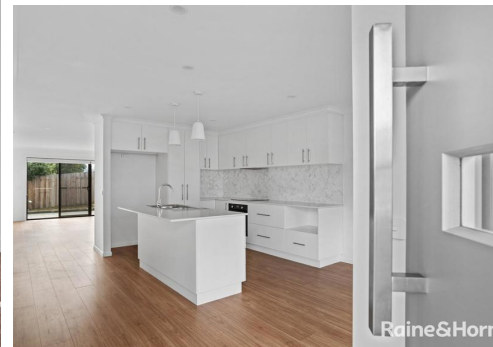


Attractive, Clever, Spacious & Ready for You!



3



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2

13/99 Channel Highway, Kingston

Sold

Attractive, cleverly designed, spacious, low maintenance and energy efficient with easy access to public transport & Kingstown Shopping Centre.

Set over two levels with three large bedrooms, two bathrooms plus a powder room and two living areas.

The home's entrance is on the ground floor and the single car garage with motorised roller door also provides internal access. A second dedicated car space is located in front.

Beautiful stone tops and breakfast bar feature in the modern kitchen great for entertaining friends and family as well as day-to-day living.

Ground floor living area extends to the rear courtyard garden enjoying a sunny northerly aspect with a lovely view to kunanyi / Mount Wellington. The paved courtyard has plenty of room for an outdoor dining setting as well as barbecue.

An alcove next to the staircase with storage leads to the laundry which also has an adjacent powder room.

The upper level features the main bedroom with spacious walk through robe and ensuite with

Property ID: L27405293

Property Type: Unit

Building / Floor Area: 138

Garages: 1

Open Parking: 1

Land Area: 149.0 sqm

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shower, toilet and vanity. The main bedroom also extends through sliding glass door to the covered alfresco balcony also benefitting from the sunny northerly aspect and mountain views..

The alfresco balcony can be further accessed from the landing. Down the hallway are the other two double bedrooms as well as the family bathroom. The bedrooms are spacious and will comfortably accommodate queen size furniture, both are complete with double built-in robes.

The main bathroom is also spacious and includes a good size bath, separate shower, toilet and vanity.

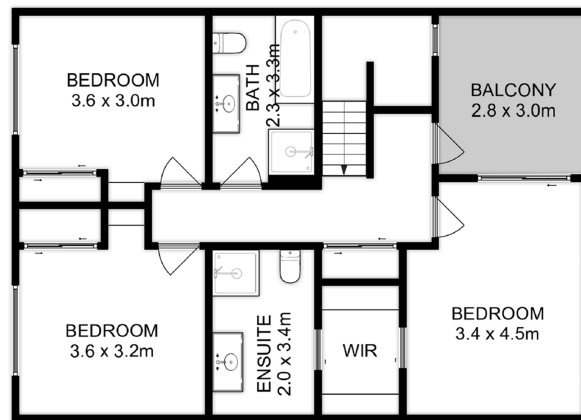
This well appointed property features double glazed windows throughout. Heating/cooling is provided by a reverse cycle air conditioner / heat-pump with supplemental panel heating in each bedroom.

NBN fibre to the Premises is available and the home is further networked ideal for those that require ultra fast internet.

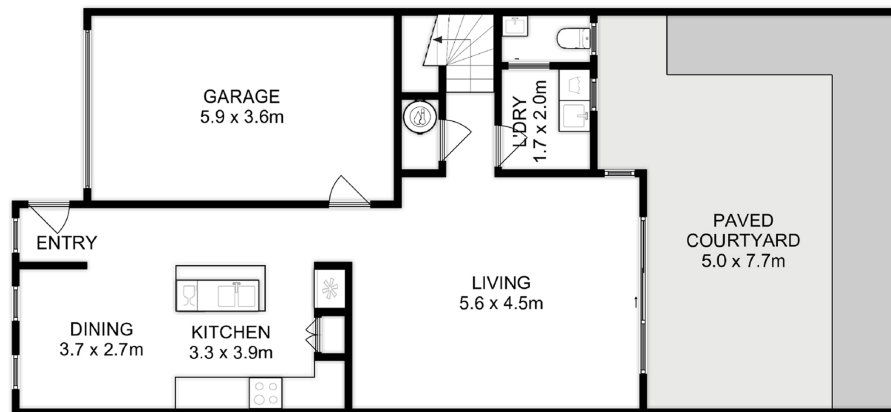
The overarching impression of this property is one of stylish comfort. With its low-maintenance design this property would suit a wide range of buyers who are looking for a conveniently located home to suit their busy lifestyles.

The Kingston Town shopping centre is literally a 2 minute walk away from your front door and the shopping centre has a large Woolworths supermarket as well as speciality shops and café. Also within walking distance are places of worship, schools and public transport.

Kingston is a very popular and growing suburb with a wide and ever-increasing range of amenities including another two shopping centres, government services, supermarkets, health services, restaurants, parks, tracks and beautiful Kingston Beach. About 15 minutes from Hobart's CBD, Kingston is the perfect base for city workers who wish to live in a quiet yet dynamic semi-rural environment.



UPPER LEVEL



LOWER LEVEL

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

Total Approx. Floor Area : 138 sqm
(Including Garage)