



Convenient position Lovely outlook



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3/51 Summerleas Road, Kingston

Sold

Located at the far end of a short driveway this beautifully presented villa in a complex of five benefits from its quiet position and peaceful outlook.

As you enter the property's front door you receive the impression of a warm and well maintained home which feels private and secure.

Just off the entrance hallway are the two bedrooms, both with built-in robes, the larger of the two having its own access to the bathroom.

The heart of this home is definitely its open-plan living area which combines the kitchen, dining and lounge into one charming room which has an open and airy ambience enhanced by glimpses of the surrounding garden and more distant woodland.

The lounge and dining areas are offset from each other giving the impression of a large room with plenty of flexibility for interior design with furnishings.

The contemporary kitchen features an oven, electric cooktop, dishwasher and range-hood and has plenty of storage and preparation space.

A sliding door leads from the living area into the laundry as well as giving access to the

Property ID: L27953924

Property Type: Unit

Building / Floor Area: 84

Garages: 1

Open Parking: 1

Land Area: 440.0 sqm

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bathroom and separate adjoining toilet.

The bathroom features a walk-in shower, bath and vanity.

The generously proportioned dining area has a sliding glass door giving access to the spacious, recently refurbished outdoor entertaining deck which has steps leading down into the back garden.

The fully fenced garden is low maintenance and is surprisingly large for a development of this type.

Mainly laid to lawn, this part of the property offers plenty of scope for an enthusiastic gardener with established planting beds as well as a raised vegetable bed.

A garden shed provides good storage for gardening essentials.

Parking for vehicles at this property is well catered for with a lockable single car garage with roller door and a back door leading onto the rear deck.

The villa also has its own single vehicle visitor's car space adjacent to the home.

The property's windows are fitted with privacy and block-out roller blinds and is heated and cooled by a reverse cycle air-conditioner (heat pump).

Floor coverings are a mix of quality carpet and laminate flooring.

This part of Kingston retains a semi-rural atmosphere and is close to the Kingston shopping centres as well as schools, sporting facilities, cafés and restaurants and the popular Whitewater Creek Walking Trail.

A little further afield are the lovely beaches of Kingston and Blackmans Bay.

Public transport servicing the local area as well as Hobart and destinations further south is nearby.

The Hobart CBD is a comfortable 20 minute commute.

