



## Spectacular Townhouses



### 13 & 14/60 Auburn Road, Kingston Beach

**Sold**

Be sure to pack plenty of "Wows!" before you visit this brand new, beautifully designed and finished multi-level townhouse.

The properties are set on the top side of Auburn Road, with a cleverly designed wide aggregate driveway giving each property easy-turn access into the garage as well as the visitor parking slots.

The design of this fully insulated property, set at the very end of the driveway, is inspired by the panorama spread before it, encompassing a vista from kunanyi / Mt Wellington to Kingston Beach itself.

As you approach the property you will notice the double car garage with motorised panel lift door. The garage also has internal access into the main part of the home.

Stepping into the attractive entrance foyer you will find on your right a powder room with toilet and hand basin, and on the left is the door leading into the garage. No more struggling with shopping bags or luggage from an outdoor car park on a wet day.

There are also two sets of staircases, one leading down to the lower level and the other up to the main living space, which we will explore first.

<b>Property ID:</b>	L28342108
<b>Property Type:</b>	Townhouse
<b>Building / Floor Area:</b>	208
<b>Garages:</b>	2
<b>Land Area:</b>	393.0 sqm

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This open-plan area consists of lounge, dining and kitchen as well as a study nook or home office.

You'll probably notice these things later as the initial impact is from the absolutely sensational view laid out before you.

The impact from the panoramic view is hard to describe and the effect is profound even on a classic Kingston Beach misty day.

The sense of elevation on this floor is enhanced by the glass balustrade surrounding the outdoor tiled entertaining area.

This balcony is accessed through sliding double glazed doors in the lounge area and will undoubtedly become a popular setting for everything from sunrise breakfasts through to Sunday lunches and evening dinner parties.

The clever use of the folding window unit means that the living area and balcony become one seamless space, and it's easy to imagine effortless entertaining with this amazing feature.

The living area is beautifully proportioned with the sense of space and volume enhanced by plentiful double glazed windows as well as high ceilings and the impressive timber floor.

The kitchen is thoughtfully designed and is fitted with dishwasher, oven, hotplates and range-hood with plenty of worktop surfaces and storage.

The dining area is placed immediately in front of the kitchen and both benefit from the wonderful views.

The study nook is in a separate area of its own and affords both privacy and ease of access to the main living room.

The home is ready for super-fast NBN connection making it the perfect location for home-based work.

The living area is both heated and cooled by reverse cycle-air-conditioning (heat pump).

A short flight of stairs leads up from the living space to a fully carpeted level which contains the master suite with its own delightfully private lounge room.

The suite also includes the master bedroom with its generously proportioned walk-in robe and en-suite complete with toilet, vanity and shower. An added luxury is the under-floor heating,

Heading back to the entry foyer we follow the staircase down to the fully carpeted lower level where you will find two additional bedrooms both with built-in robes as well as the family bathroom and separate laundry area plus a delightful family or rumpus room.

The family bathroom has a vanity, toilet, shower and bath and enjoys the luxury of under-floor heating.

A reverse cycle air-conditioner (heat pump) both heats and cools this part of the home.

A sliding door opens up from the family room onto a private deck with a set of steps leading down into the back garden which has the ultimate in low-maintenance design, with gravelled areas and a synthetic lawn to provide some soft play or sitting space.

The most charming feature on this lower level of the home is the outlook from the family room and one of the bedrooms, of established deciduous plantings in neighbouring gardens, providing an ever-changing background of colour through the seasons.

This townhouse really is something special.

Sleek, sophisticated design is realised in a masterful execution of that design by the developer and their building team.

For those not familiar with this part of Tasmania, Kingston Beach is one of the most sought-after parts of the southern region of Tasmania.

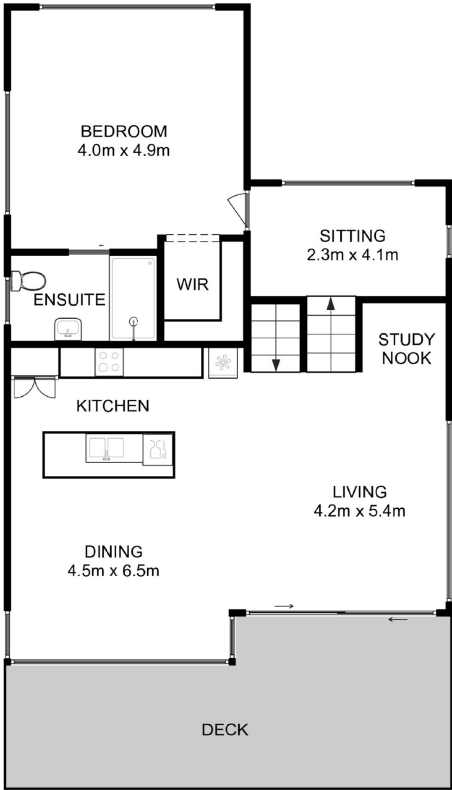
This home is located in an incredibly convenient position with the shops and waterfront only a few minutes walk away whilst the main bus route is literally almost at the bottom of the driveway.

The Kingborough Municipality continues to grow at a consistent rate with its natural features of woodland and beaches complemented by seaside attractions and facilities, all of which provide an enviable lifestyle.

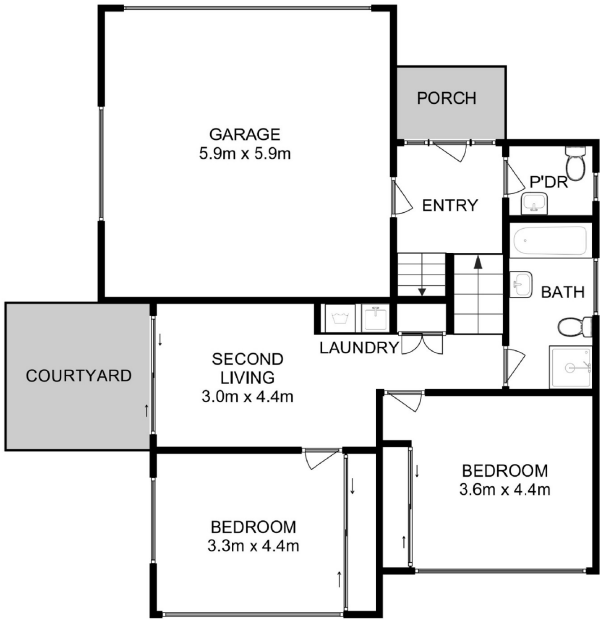
Kingston has three shopping centres featuring everything from major supermarkets through to specialty shops, health and medical services, as well as other services and amenities.

There is a wide range of both public and private schools, places of worship, sporting facilities and of course a fabulous golf course.

Public transport is available, servicing the local area as well as destinations further south and the Hobart CBD, which is about a 15 minute commute.



UPPER FLOOR



LOWER FLOOR

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

Total Approx. Floor Area : 208 sqm