



Easy Living



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## 4/60 Auburn Road, Kingston Beach

Sold

This beautifully built and presented three-bedroom, multi-level townhouse in Kingston Beach has just been listed for sale. Constructed in 2022 and ready to move into now

The property is part of a 14 unit development set off Auburn Road, with a cleverly designed wide pebble-dash driveway giving each property easy-turn access into each garage as well as the visitor parking slots.

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

Stepping into the entrance foyer you will notice on your right, the door leading into the garage. No more struggling with shopping bags or luggage from an outdoor car park on a wet day.

The entrance foyer also has its own built-in storage cupboard as well as 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.

The sense of space in this wonderful room is highlighted as you ascend from the entrance.

**Property ID:** L29041144

**Property Type:** House

**Building / Floor Area:** 170

**Garages:** 2

**Land Area:** 269.0 sqm

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This open-plan area consists of lounge, dining and kitchen with a covered balcony which provides a fabulous outdoor entertaining area.

This balcony is accessed through glass doors in the kitchen and will undoubtedly become a popular setting for both everyday living and special occasions.

The kitchen is beautifully designed and is fitted with dishwasher, oven, hotplates and range-hood with plenty of storage and worktop surfaces including a breakfast bar.

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

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 area to a fully carpeted level which contains the master suite with its own delightfully private lounge, which could also function as a media room, home office or family room.

Adjacent to the lounge is a powder room with toilet and handbasin.

The suite includes the master bedroom with its generously proportioned walk-in robe, and the en-suite complete with bath, toilet, vanity and shower plus the added luxury of 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 plus a delightful family or rumpus room.

The family bathroom has a vanity, toilet and shower 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 leads from the family room onto a deck with steps down into the back garden which is the ultimate in low-maintenance design with gravelled areas and a synthetic lawn to provide some soft play or sitting space.

This townhouse really is something special.

Sleek, sophisticated design is incorporated into 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 greater Kingston region.

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.

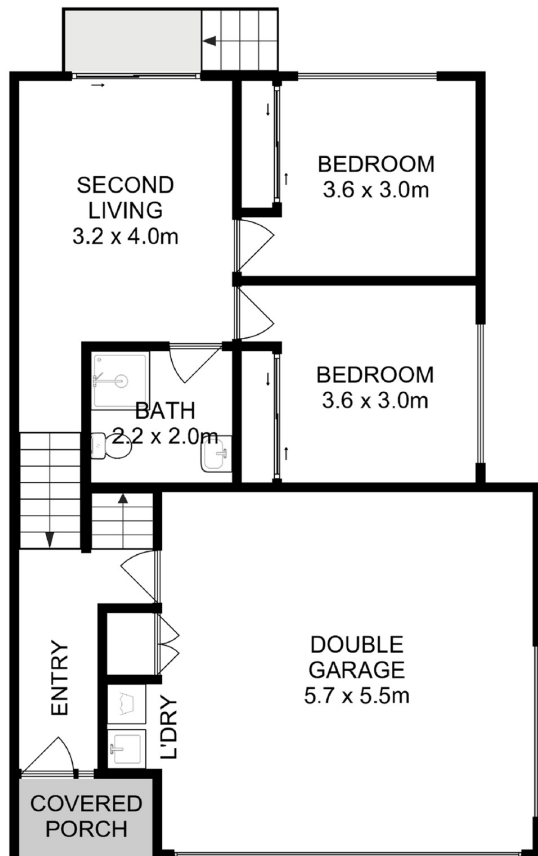
The Kingborough Municipality continues to grow at a consistent rate with its natural

attractions of woodland, beaches and seaside attractions providing an enviable lifestyle.

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

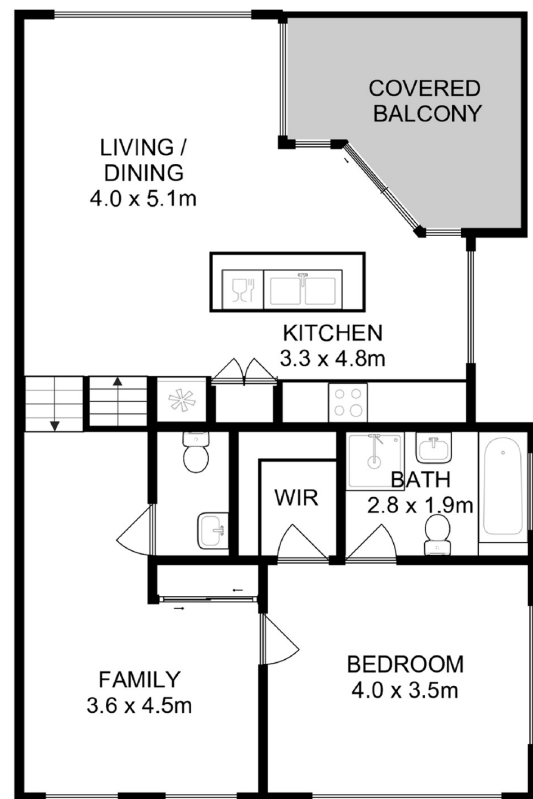
There is a wide range of both public and private schools, places of worship, sporting facilities and a fabulous golf course.

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



LOWER LEVEL

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
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UPPER LEVEL

Total Approx. Floor Area : 170 sqm  
(Including Garage)