



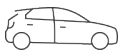
Rare Opportunity in Central Kingston



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## 10 Browns Road, Kingston

Sold

With an understated yet intriguing street presence, this charming property will delight you with its character, warmth, exceptional location and exciting potential.

Originally built as a farmworker’s cottage in the 1920s, this home has evolved through thoughtful updates into a spacious and contemporary retreat, perfectly embracing its picturesque surroundings.

The driveway off Browns Road leads to a double garage with a roller door situated beneath the home, offering secure parking for two vehicles. Additional exterior hardstand parking ensures ample space for guests or extra vehicles.

The garage provides abundant storage and features an internal door leading to the entrance foyer and front door, while a separate doorway accesses a generous basement storeroom. A short staircase guides you up to the main living areas.

At the top of the stairs, French doors on your right open into the main living area – a beautifully light-filled and airy space that seamlessly integrates lounge, dining, and kitchen, all immersed in the surrounding gardens.

The lounge is anchored by a cosy wood heater, creating an inviting setting for relaxation and

Property ID:	L33636829
Property Type:	House
Building / Floor Area:	208
Garages:	2
Open Parking:	3
Land Area:	4775.0 sqm

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entertaining. Expansive garden-facing windows enhance the sense of space and tranquillity.

This room also has a fitted reverse cycle air conditioner (heat pump) offering both heating and cooling.

The adjoining dining area and well-appointed kitchen share in this open, welcoming ambience.

The thoughtfully designed U-shaped kitchen offers abundant storage, including overhead cabinets and a generous pantry. Quality appliances include a tower-mounted wall oven and microwave – (not included), a separate cooktop, rangehood, dishwasher, and ample bench space.

The adjacent dining area enjoys stunning garden views while ensuring the home chef remains connected during gatherings.

A sliding glass door extends the living space onto a stunning full-length deck, creating the sensation of being among the treetops. A majestic Golden Elm provides shade on warm afternoons, while a covered patio/terraced area around the corner offers the perfect spot for an evening drink, no matter the season.

The hallway from the lounge leads to three attractive and spacious bedrooms, each with built-in wardrobes. Further along, the family bathroom features a vanity, separate shower, and WC. The adjacent laundry has a cupboard, a separate adjacent WC, and a charming “bridge” over the staircase, ideal as a study nook or home office.

Step outside and take a moment to absorb the breathtaking landscape. Established specimen trees, neatly bordered garden beds, inviting shaded sitting areas, lush lawns, and fruit trees create a true sanctuary. A charming garden path leads to a large, hidden veggie garden. Beyond a gate, the property extends into a more open space—wait, is that a paddock?

Yes! Sloping gently from the main garden, this fully fenced, grassed area is perfect for a miniature pony, a couple of Valais Blacknose sheep or miniature goats, or simply as an idyllic extension of your garden retreat. And just beyond your rear boundary, a serene creek and reserve complete this magical setting.

The garden also has a storage shed and firewood store.

Solar hot water and additional solar panels are another feature of the home.

The expansive 4,775 sqm block offers a rare combination of peace, privacy, and convenience—so much so that it feels even larger than its generous size suggests. The property may also offer some development potential STCA which, considering its location positioned so close to services, makes it an exciting possibility.

Despite its tranquil setting, this exceptional property is only minutes from the heart of Kingston, with its shopping centres, medical and fitness facilities, specialty stores, schools, places of worship, and other amenities. A short drive takes you to the beautiful Kingston Beach, where you can enjoy cafés, restaurants, a pub, a sailing club, a golf course, and scenic walking tracks.

Public transport is easily accessible, with a nearby Park & Ride offering Metro bus services to Hobart and surrounding areas. And when you need to commute, Hobart's CBD is just a 15 – 20minute drive away.

This property offers a rare blend of character, comfort, and lifestyle in one of Kingston's most sought-after locations. A true sanctuary with every modern convenience at your doorstep, don't miss your chance to make this extraordinary home your own.

- Upper floor area -168sqm
- Lower floor area including basement and store – 44sqm
- Garage area – 33sqm