

Modern Townhouse in the Heart of Kingston



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19/9 Maranoa Road, Kingston

Offers over \$650,000

What an outstanding feature packed Townhouse this really is, with all the modern conveniences you would expect.

Set back off Maranoa Road in central Kingston, this delightful two storey three-bedroom townhouse is part of a thoughtfully designed development, the location of which offers the ultimate in convenience whilst at the same time enjoying an almost village-like ambience.

Built in 2017 the construction is of a solid rendered brick with Colorbond roof with the additional benefit of double-glazed windows throughout the property.

The home is set along the wide tree lined driveway with the advantage of being away from the main entrance to the development.

Through the front door you enter a very spacious open-plan living room with lounge, kitchen and dining areas that lead out to the rear yard.

The staircase to the upper level is positioned adjacent to the entryway. Separation of each zone in the living room is cleverly hinted at using minor architectural features.

The home has a lovely open aspect with views towards kunanyi / Mt Wellington and even

Property ID: L35968023

Property Type: House

Building / Floor Area: 166

Garages: 1

Land Area: 245.0 sqm

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though there are large windows on the ground floor there is a lovely feeling of privacy.

The interior finishes of the home are well executed with wool mix carpet used on all the main flooring surfaces throughout the property.

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

The kitchen is of a good size with pantry, plenty of storage and stainless-steel Bosch appliances including dishwasher, oven, stove top and range hood.

Large double sliding doors lead out from the dining area onto the rear patio which enjoys a good degree of privacy using a high fencing.

Just off the dining area is a doorway leading through to the laundry in the garage and a toilet with handbasin. Another doorway leads from the laundry into the single vehicle garage which features a remote-controlled roller door as well as a back door leading out onto the exterior drying area.

Upstairs, the home's character is enhanced by all three bedrooms having dormer windows. These add to the character and spaciousness of these rooms and offer views to the mountain as well as over towards Kingston Beach in the distance.

The main bedroom is lovely with a large built-in robe as well as en-suite featuring shower, vanity and toilet. The spacious second bedroom has built-in robes as does the third bedroom with easy access to the main bathroom with Shower, Bath, Toilet and vanity.

This well presented and low maintenance home offers the ultimate in convenience being close to all three of Kingston's shopping centres as well as schools, services, cafés, restaurants, places of worship, parks, walking tracks, sports centre, golf course and the beautiful Kingston Beach.

Note, this property is not tenanted and is offering vacant possession now and is ready for you to move straight into.

Public transport in the form of the Metro bus service is close at hand servicing the local area as well as Hobart and further south.

Kingston is continuing to grow at a rapid pace and properties offering easy access to the attractions and services of the area are in high demand.