



Stylish, comfort and convenience



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9 Moir Road, Kingston

Sold

With a panoramic view towards kunanyi / Mt Wellington this comfortable three bedroom, two bathroom home offers stylish comfort and convenience.

Street appeal is immediately apparent and a paved driveway leads through automated gates to a hardstand in front of the double vehicle garage at the rear of the property.

Entry to the home can be either through the street-side front door or via the alfresco, accessed by a short flight of steps from the eastern side of the home.

The main focus of this well designed home is the gorgeous open-plan living area featuring a Tasmanian oak hardwood floor.

With a north-easterly aspect this room is light and airy and accommodates the lounge, dining and kitchen with plenty of flexibility for furniture placement.

Heating and cooling of the home is by two reverse cycle air conditioners (heat pumps), one located in the main living area and the other in the master bedroom.

The lounge offers views towards the mountain whilst the kitchen and dining room create the perfect space for everyday living as well as informal and more formal entertaining.

Property ID: L4524067

Property Type: House

Building / Floor Area: 130

Garages: 2

Open Parking: 3

Land Area: 663.0 sqm

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The kitchen is a beauty with plenty of storage space and work surfaces including a breakfast bar with a sink. There is also a pantry as well as overhead storage.

An additional area to one side of the kitchen is the perfect spot for your own coffee bar.

The kitchen is equipped with a dishwasher, wall oven, electric cooktop and rangehood.

Just off the dining area is the alfresco accessed through a sliding glass door and this remarkably private and sheltered outdoor room is perfect as overflow for larger group gatherings or for family meals.

All three bedrooms are carpeted and generously proportioned and are positioned just off the living area.

The master bedroom has a large built-in robe as well as an en-suite with shower, vanity and toilet.

Both of the two remaining bedrooms have built-in robes.

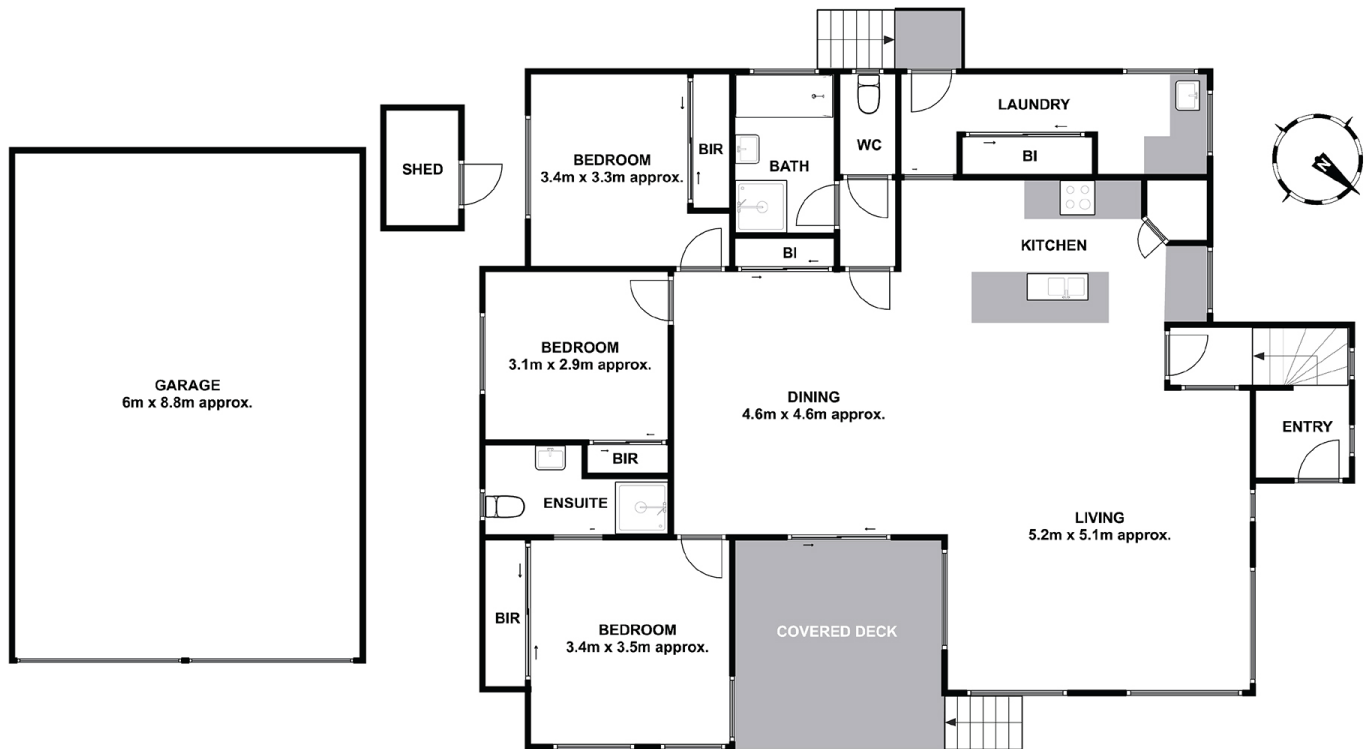
A door adjacent to the kitchen leads to the bathroom which has a bath, walk-in shower and vanity, with a separate adjacent toilet.

To the rear of the kitchen is a door which leads into the spacious laundry which has plenty of storage well as a door leading out to the rear drying area.

The grounds of the property are mainly lawned with some planting beds as well as productive raised veggie beds. There is also a garden shed for storage and of course the previously mentioned double car garage.

This part of Kingston is very popular due to its close proximity to virtually everything Kingston has to offer, including a variety of shopping centres, supermarkets, specialty shops, health and medical services, schools and places of worship.

Also nearby are sporting facilities, walking trails, the beautiful beaches of Kingston Beach and Blackmans Bay, and public transport servicing the local area and the Hobart CBD, an easy 20 minute commute away.



9 Moir Road, Kingston TASMANIA 7050

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