

**1/11 Sophia Street, Kingston, Tas 7050**



**Townhouse For Sale**

Friday, 3 May 2024

1/11 Sophia Street, Kingston, Tas 7050

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 3**

**Area: 172 m2**

**Type: Townhouse**



Todd Stevenson  
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## Offers over \$695,000

Enjoy a life of absolute comfort and convenience with this idyllic family home perfectly positioned in the heart of Kingston. You will love being so close to local schools, shops and amenities while still enjoying all the peace and privacy you could hope for. Depending on the mood and occasion, you can take your pick from the large light-filled living room or the expansive and inviting dining area. A cosy wood heater in the living space offers a warm ambience on even the coldest of winter days or you can step outside to the large entertainer's deck to take in the elevated outlook as you soak up the sunshine with loved ones. Timber trim and feature elements in the kitchen enhance the sense of charm and character with any avid foodie also sure to appreciate the generous corner pantry, suite of quality appliances and breakfast bar seating. There are four bedrooms including two with a retractable shared wall that would be perfectly suited to a main bedroom and a nursery or a luxurious master retreat, depending on your family's needs. Three built-in robes ensure functionality and there's also a well-appointed main bathroom, a combined laundry/water closet and a 6.9x5.3m lower level utility room with a second full bathroom. Outside, the low-maintenance lot has been terraced for convenience plus there's an enclosed verandah, an outdoor sink, a solar panel system and ample off-street parking on the driveway. This desirable location has you just across the road from Calvin Christian School and you're also within easy walking distance of local bus stops, Calvin Primary School and the busy Kingston Town Shopping Centre. The Channel Court Shopping Centre is only minutes from your new home as is Kingston Beach Golf Club, Kingston Beach itself and a selection of recreational amenities.