

# 1/40 Beach Road, Kingston Beach, Tas 7050



## House For Sale

Wednesday, 17 April 2024

1/40 Beach Road, Kingston Beach, Tas 7050

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 447 m2**

**Type: House**



Melody Simmonds

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## Offers Over \$885,000

Situated in the ever popular and highly sought position of Kingston Beach and set down an internal driveway lies a hidden treasure, waiting to be discovered and perfect for those looking to downsize without compromise. This home is more than meets the eye, a Tardis of space that unfolds before you with each step, where comfort is key offering the choice of two living areas, inviting you to unwind and indulge in the luxury of relaxation. Among them, is a stunning atrium sunroom bathed in natural light, a sanctuary for quiet contemplation or lively gatherings alike. Beautifully maintained and solidly built, this home is the epitome of effortless living offering the convenience of two reverse cycle heat pumps, ensuring blissful temperatures year-round. Two large bedrooms with built-in robes also offer ample space, while a separate laundry and garage shared under the roofline offers generous storage to keep things tidy and organised. The heart of this home lies in its central kitchen, boasting solid Oak cabinetry that exudes timeless elegance whilst adding a touch of warmth and character. Here, culinary creations come to life amidst a backdrop of functionality. But perhaps the 'piece de resistance' lies beyond the threshold, in your private courtyard. Picture-perfect and meticulously landscaped, it's a haven where tranquillity reigns supreme. Thoughtfully selected plants, when in full bloom, paint a breathtaking scene of green-grey foliage and soft pink blooms, a sight to behold and a solace for the soul. Ample guest parking is also available at the neighbouring Kingston Beach recreation ground and the conveniences of Kingston CBD are only minutes away. The vibrant pulse of Kingston Beach also awaits you each and every day with the opportunity to immerse yourself in the nearby cafes, indulge in boutique shopping, or lose yourself in the melodies of live entertainment at the renowned Salty Dog. And let's not forget the local markets and of course the glorious sands of Kingston beach on your doorstep, just waiting for you to explore. Whether you wish to invest in future proofing your low maintenance lifestyle or now is the time to make the move, this home undoubtedly offers a unique opportunity. Combining arguably the best example of low maintenance living in the area, whilst the thoughtful design retains the charm and character Kingston Beach is so admired for.