

1/45 Hollyhock Drive, Kingston, Tas 7050

Raine&Horne.

Sold Villa

Monday, 14 August 2023

1/45 Hollyhock Drive, Kingston, Tas 7050

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 132 m2

Type: Villa



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Beautifully presented, this three bedroom stand alone villa unit has an appealing street frontage featuring a contemporary style and clean lines. Set behind automated gates for added security and peace of mind with level access. A fully fenced front garden area is accessed through a gate off the driveway with the garden providing a pleasant entertainment space as well as separation from the other units. Through the front door you enter a hallway with the master bedroom suite immediately on your left. This well-proportioned bedroom enjoys the benefit of a substantial walk-in robe as well as en-suite with toilet, vanity and shower enclosure. Continuing along the hallway a door to your right leads into a separate zone with a generously sized bedroom with a built-in robe as well as the family bathroom with bath, shower and vanity and adjacent separate toilet. The hallway opens up into the really lovely semi-open plan living area. The kitchen and adjacent dining space enjoy an open aspect with views out into the garden. A sliding glass door gives access out onto the patio whilst café windows in the kitchen fold back creating a standing bar and servery for your alfresco entertaining. The kitchen is gorgeous with plenty of storage including a pantry cupboard and plentiful preparation surfaces and there is plenty of room within the kitchen / meals area for additional storage and display cupboards if required. The third generously proportioned bedroom with built-in robe is accessed from this area. This room would also make the perfect home office or hobby room. Continuing on from the kitchen is the attractive lounge room with dual aspect windows and reverse cycle air-conditioner. Internal access to the single vehicle garage with combined laundry is through a doorway to the rear of the dining area, making the task of carrying shopping bags to the kitchen a breeze. The home is finished to a high standard with attractive laminate flooring installed throughout the living zones and all three bedrooms fully carpeted. Outside, the surrounding garden is low maintenance with the side garden utilising synthetic turf to provide a hard wearing, water efficient play surface for children. This unit is surprisingly spacious, quiet and private with the features sought by a wide range of buyers. The White Water Park Estate has been one of the most popular land releases in the Kingborough municipality in recent times. The area is known for its walking tracks as well as its convenient proximity to the shopping centres of Kingston. Nearby are the attractions of Kingston Beach and Blackmans Bay beaches, cafés, restaurants, schools, places of worship, specialty services, sports centre, golf club and more. A Park&Ride facility is located only a few minute's drive away making the Hobart commute effortless. The Hobart CBD is well within a comfortable self-drive commute making this region the perfect choice when it comes to balancing your work and leisure lifestyle.