

# 1/49 Baynton Street, Kingston, Tas 7050



## Sold Unit

Saturday, 12 August 2023

1/49 Baynton Street, Kingston, Tas 7050

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 140 m2**

**Type: Unit**



Wendy Wade

**\$680,000**

Based on the simple design formula of maximum light, space and beautiful views, this gem of a property is understated in its simplicity, with all spaces flowing around one of Hobart's best features ... Mount Wellington (kunanyi). This well-presented two-storey unit (1 of 2 units) is spacious and offers three good sized bedrooms, two bathrooms and two separate living areas plus an expansive deck and outdoor entertaining area. The two living areas, deck and all bedrooms all enjoy the wonderful north sunny aspect and views of kunanyi. The modern kitchen with handy gas top and dishwasher opens up to the living areas. The master bedroom (with good BIR and ensuite) is also located on the upper level. A good entertaining area is off the rear of the upper level of the home, shielding your evening entertainment from any wind and allowing easy access from the kitchen for those alfresco meals. This entertaining area is a very handy space for kids to play outdoors and out of the elements. The north facing deck is accessed off the living/dining area and runs along the front of the property. The other two bedrooms (with BIRs), separate living area (or office space) and laundry are all on the lower level together with the garage which is currently used as a separate rumpus/storage area. Low maintenance native gardens surround the house, with the land giving some extra space between the neighbouring property and allowing more light to flood into the home. This home has been cleverly designed and is an ideal property for investors, families wanting separate living areas or first home buyers. Key Features: •☑Sun drenched home - northerly aspect from living rooms and bedrooms•☑Stunning mountain views from both levels and the upper deck•☑Neutral palette throughout the home•☑Two levels with several separate living areas, ideal for working from home•☑Garage can be used as storage / rumpus / office•☑Bedrooms – built in robes in all 3•☑Quality double blinds in living area•☑Great private, sheltered entertainment area to rear of the property•☑Plenty of storage under house•☑Low maintenance yard•☑Great investment or first home•☑Walking distance to shops, public transport and schools•☑Rates: \$415.20 per quarter (approx)•☑Built 2009\*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.