

**1/9 Advocate Drive, Kingston, Tas 7050**



**Sold House**

Saturday, 12 August 2023

1/9 Advocate Drive, Kingston, Tas 7050

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 230 m2**

**Type: House**



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Stephanie Beeston

**\$710,000**

Situated on a level lot, pretty much maintenance free, with only a small strip of grass to mow is this large family home. Sounds unusual but actually is becoming a new norm. Featuring four bedrooms, three bathrooms and a good size open plan design, this property allows for the family, retiree or investor. The first floor features the incredible open plan living area, dining room and kitchen. Light, bright and spacious the kitchen provides ample storage and a large breakfast bar with plenty of space for seating. Two sets of large slider doors lead from the living area out the level yard, with a concrete patio space for easy entertaining. The upstairs has three more bedrooms, including a beautiful master. The master has an attractive ensuite and a large built in wardrobe. The master and second bedroom also have access to a balcony via large sliding doors. The second bedroom has an ensuite and built in storage, the third bedroom also has built in storage. There is also a small study area at the top of the stairs. Downstairs there is the fourth bedroom with built in storage and combined bathroom and laundry with shower over bath and a toilet with loads of space for a washer and dryer. The single car garage offers convenient internal access to the home. With plenty of space, ample room for storage, good privacy this is a great property in a popular area. The home has double glazed windows and is fully insulated which allows easy heating and the whole house is modern and in wonderful order. Heated by a r/c air con system for an even temperature year round. Within walking distance of shops and schools and shopping centres and pubs and all that Kingston offers this is located perfectly and only ten minutes to central Hobart. Perfect and ideal this is one worth a look and a huge consideration. Call for more info or message for a viewing. Disclaimer: The information contained in this listing has been supplied to Win Em All P/L trading as Homelands Property from a variety of sources and to the best of their knowledge. The Agents are unable to verify whether the above information is accurate. All interested persons should make and rely upon their own enquiries in order to determine whether or not the information is, in fact accurate.