

# 11/9 Maranoa Road, Kingston, Tas 7050



## Villa For Sale

Thursday, 7 March 2024

11/9 Maranoa Road, Kingston, Tas 7050

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 1**

**Area: 146 m2**

**Type: Villa**



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**\$695,000+**

Nestled in the serene enclave of Maranoa Road, this exquisite three-bedroom villa in Kingston presents a sterling opportunity for astute investors. Boasting a tranquil, private position at 11/9, the property is a contemporary marvel that combines style with convenience. Each of the three generously sized bedrooms benefits from an exclusive ensuite, eliminating the morning rush and ensuring privacy for occupants. Built-in wardrobes furnish ample storage, while the two upper-level bedrooms enjoy the added comfort of individual heaters. The villa's modern design is further accentuated by double-glazed windows, ensuring energy efficiency and a peaceful ambience within. The ground floor unfolds into an expansive open-plan living and kitchen area, featuring Bosch appliances, reverse-cycle air conditioning, and access to a private, low-maintenance garden through glass sliding doors. Practicality is not overlooked, with a European laundry and a remote-access garage that includes additional storage space. Location is paramount, and this villa delivers. Within a brief walk lies the central bus hub of Kingston, providing effortless connectivity to the city. Shopping centres, schools, and an array of dining options are all within easy reach, making this property a truly coveted asset. Tailored for those seeking a blend of modern living and strategic placement, this villa at 11/9 Maranoa Road is not just a home, but a wise investment in a lifestyle of comfort and convenience.

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