

**11 Maranoa Road, Kingston, Tas 7050**



**Sold House**

Tuesday, 16 January 2024

11 Maranoa Road, Kingston, Tas 7050

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 536 m2**

**Type: House**



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**\$535,200**

Located in a prime central position within walking distance to the main retail and business hub of Kingston, sits this original 1960's weatherboard home. Sure, it needs some work, but it will certainly be worth it! Entry to the home from the front door is directly into the spacious living room with large, floor to ceiling windows and floor mounted heat pump built into the original brick fireplace. This opens up to the combined kitchen / meals area ..... yes dated and a new kitchen is certainly warranted, but with a good clean would be useable for the time being. Off the kitchen and at the rear of the home is a sizeable sunroom / rumpus room with direct access to the back yard. Along the passage you will find bedrooms 1 & 2, the bathroom and a separate W.C. The carpet in bedroom 1 has been taken up to reveal lovely Tasmanian Oak floorboards, which we can only assume must also be under the carpets and floating floors in the rest of the home. Part of the home has been separated into a 1 bedroom, self contained flat with its own kitchenette and bathroom; this could quite easily be incorporated back into the main house if so desired. The front of the home is nicely landscaped, and a lovely feature of the property is a brick driveway leading to the large, separate garage. The property is relatively flat with the back yard fully fenced. There is ramp access to the house from the back yard. The home is within very easy walking distance to Kingston's 2 main shopping centers, local schools, cafes, bus stops, churches and the like, a few minutes drive to Kingston and Blackmans Bay beaches and 15 minutes drive to the center of Hobart. Whilst this property needs work and money spent on it, it has been priced accordingly. Certainly a "diamond in the rough", but with some "polish", imagine what it could be? At this price we can't imagine it will take long to sell so don't miss out, call us today.