

**112 Hollyhock Drive, Kingston, Tas 7050**



**House For Sale**

Saturday, 10 February 2024

112 Hollyhock Drive, Kingston, Tas 7050

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 604 m2**

**Type: House**



Nick Cowley



Isabella Evans  
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## Offers Over \$930,000

Located in the new Whitewater Park Estate in Kingston is this fantastic opportunity to secure a brand new property with the absolute best tenant any investor/future purchaser could hope for, Wilson Homes. Currently being utilised as a display home until August 2025 with a guaranteed leaseback of 7%, this has to be without a doubt one of the best investment packages available in the state if not the country. As a display home, the property is immaculately kept with no one residing in the premises. With the replacement value far exceeding the sale price, this is the perfect opportunity to sit back, enjoy the extraordinary rent and excellent predicted capital growth we are expecting in Hobart over the next 18 months. Embrace modern living at its finest with this fantastic brand new home constructed to the highest quality with four bedrooms, three with built-in wardrobes and the master with a sensational walk-in wardrobe. The main bathroom has both a bath and shower, with floor to ceiling tiles throughout. The master bedroom includes an ensuite with a large shower and double vanity. The open-plan living areas are perfect for large families or entertaining, with perfect indoor-outdoor flow. The kitchen includes high quality appliances and includes a butler's pantry which is perfect for those with a minimalist lifestyle. With neutral tones throughout the home, this is a great home to relax and make your own. The outdoor space is perfect for family barbeques or hosting dinner parties with the covered alfresco area and artificial turf, which is great for those with a busy lifestyle. There is also a double car garage with internal access into the home, which is perfect for bringing in the groceries on a rainy day. The property is located close by to local schools, services, and amenities and is only a short drive to Kingston Plaza and Channel Court Shopping Centre. It is also a 15 minute commute to Hobart CBD. \*\*\*UPGRADED INCLUSIONS\*\*\*\* Raked Ceilings to living/dining\* Fully Landscaped\* Fisher & Paykel kitchen appliances \* ActronAir EPS ducted heating & cooling\* Wall panelling & feature joinery\* Modwood decking to porch & Alfresco\* 7.8kW solar panel/inverter system installed (battery ready)\* Display furniture available at an additional cost - ask for more details\*\*\*LEASEBACK TERMS\*\*\*\*7.0% return\*Leased until August 2025\*4 X 3 month options at Wilson Homes' discretion\*Garage sales office will be returned to a fully functional garage prior to handover