

**14 Wombara Avenue, Kingston Beach, Tas 7050**



**Sold House**

Saturday, 12 August 2023

14 Wombara Avenue, Kingston Beach, Tas 7050

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 862 m<sup>2</sup>

Type: House

**\$905,000**

Tastefully decorated throughout this warm, charismatic, and sunny light-filled spacious 3-bedroom family home enjoys truly amazing views of the Derwent River, Kingston Beach, Tyndall Beach, Bonnet Hill, South Arm, and much more. The very generous 862 sqm parcel of land provides ample outdoor space making it ideal for families with children or pets, offering plenty of room for everyone to enjoy throughout the year. Ideally positioned in a family-friendly location where you can easily walk to St Aloysius School and oval, public transport, Boronia Reserve walking track, Boronia Beach, Kingston Beach, and popular restaurants and cafes and you'll only be within a few minutes drive to numerous shopping centres, doctors, dentists, and many conveniences.

**Flexible Living Options:** The well-designed floorplan features a generous formal lounge room, formal dining or children's rumpus room, a sunroom, and a practical open plan centrally located kitchen. The kitchen caters to every need offering plenty of storage, a modern stone bench top, and appliances including a dishwasher and induction cooktop. The family and dining room complete this picture with a handy study nook and easy access onto the sundeck and terrace making it perfect for year round entertaining creating memories that will last a lifetime.

**Bedrooms, bathroom, and laundry:** All 3 bedrooms come with built in robes, the bathroom features a separate shower and bath and separate w/c, while the modern laundry has good storage and direct access to the outside.

**Energy efficiency:** there are 3 conveniently located Daikin reverse cycle air conditioners ensuring efficient heating and cooling. The property also has an insulated ceiling, double glazing throughout much of the home, 14 solar panels contributing to better energy efficiency year round.

**Garage, workshop, and utility room;** Downstairs the garage has a new remote controlled roller door, a large workshop, storage area plus a wine cellar. There is another separate fully insulated, carpeted utility room with built in cabinetry, a panel heater, and another small storage room off to one side.

**Outdoors:** Significant work has been done to the garden to make it lower maintenance and create privacy for yourself and the neighbours. The yard is gently sloping, child and pet safe, very sunny, and includes a variety of fruit trees and a 3x3m garden shed making it perfect for the avid gardener. Off street parking is excellent with plenty of room for a motor home, caravan, or boat. Overall, this wonderful family home has had many upgrades and offers a combination of comfort, style, practicality, and energy efficiency making it very appealing. If you are that family looking for their next ideal long-term home then call today to arrange an inspection.