

15 Nolan Crescent, Kingston, Tas 7050

Raine&Horne.

Sold House

Thursday, 21 September 2023

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Bedrooms: 6

Bathrooms: 3

Parkings: 4

Area: 712 m2

Type: House

Contact agent

With a restrained and sophisticated street presence, this stunning recently renovated six bedroom, three bathroom home in Nolan Crescent in Kingston offers flexibility in living arrangements that is often missing in modern homes. The current home owners have cleverly re-designed the layout of the existing property, taking a modest and well constructed three bedroom house and transforming it into a beautifully realised contemporary dwelling. The front entrance to the home is screened from the street by hedging plants and opens into a foyer off which, to the left, is the semi open-plan living room, whilst immediately ahead is a bedroom. To the right is the staircase to the upper level and the entrance to the downstairs bedroom wing. The living area comprises kitchen and dining room and a large separate lounge. The kitchen and dining area is well proportioned with plenty of room for a large dining setting. The modern kitchen is well appointed with beautiful work surfaces, island bench, walk-in pantry and quality appliances including a Westinghouse induction cooktop, Bosch oven, Bosch dishwasher, Fisher & Paykel rangehood plus a double door LG ThinQ fridge, all of which are included in the sale. The lounge is really special with semi-raked ceilings and plenty of comfortable space for either entertaining or simply relaxing. A large glass sliding door leads out from the lounge onto the covered entertaining deck off which is a larger open deck with steps leading down into the fully fenced back garden. This is a really impressive area perfect for family outdoor living as well as entertaining. Retracing our steps to the front entrance foyer we explore the bedroom which would also be a very comfortable home office and features built-in storage and a large window offering views to the back garden. The downstairs bedroom wing consists of a hallway off which are two well-proportioned bedrooms, both with built-in wardrobes, the larger of the two also having an en-suite with shower, vanity and toilet. The enclosed laundry, family bathroom featuring bath, separate shower and vanity plus a separate adjacent toilet are also located in this area. Heading upstairs we immediately enter a large living space suitable for use as a rumpus room, hobbies room or lounge. Three generously sized, double aspect bedrooms all with built-in wardrobes plus a second bathroom with shower, vanity and toilet are located on this floor. The grounds of the property are reasonably low maintenance with lawn, bedding as well as terraced areas for plenty of visual appeal. Also included in the fully fenced back garden are two garden sheds, a workshop with power and a delightful cubby house. This home is really beautifully presented with good quality carpeting and laminate flooring throughout and is fully double glazed with reverse cycle air-conditioning (heat-pumps) installed on both the ground and first floors. A heat-pump hotwater system and integrated security and CCTV system completes the long list of inventory for this beautiful property. The most attractive aspect of this home is the internal layout design which presents some unique opportunities, especially for blended families seeking flexible living arrangements, there is also plenty of opportunity to have built a carport or garage if you so wish to. This part of Kingston is an established homes area and is within walking distance of the High School, Sports Centre, walking tracks and the neighbourhood park and playground. Public transport (bus) is nearby with connections to the local area as well as Hobart and further south. The Hobart CBD is a comfortable 20 minute commute from this part of Kingston with easy access both to the city and Huonville due to its convenient location close to the Huon Highway interchange. The shopping centres and services of Kingston are within a few minutes drive as are all the other attractions of the region including cafés, restaurants, places of worship, specialty shops, beautiful beach and golf course. Kingston continues to enjoy rapid growth and has become a major regional centre, partly due to its close proximity to the CBD of Hobart but also because of the enviable lifestyle that residents in the region enjoy. Homes of this calibre and range of features in this part of Tasmania are highly sought after and will suit a wide range of buyers.