

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



**Sold House**

Monday, 14 August 2023

17 Wombara Avenue, Kingston Beach, Tas 7050

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 599 m2**

**Type: House**

**\$790,000**

Located in the popular suburb of Kingston Beach in an elevated position overlooking the Derwent River is this wonderful family home with so much to offer! This split level home features a raked ceiling in the living room that creates a wonderful feeling of light and space. The living room also has a woodfire, heat pump and large double-glazed windows to take in the magnificent water views. The open plan kitchen and dining space has been recently updated, has polished timber floorboards, plenty of storage and some feature lighting. This area too enjoys those magnificent water views. From the dining area, you can walk out a set of glass sliding doors onto a balcony, perfect for outdoor dining or relaxing with a drink or a book. The home has three bedrooms, all with built-in wardrobes. The main bathroom has been beautifully renovated and has a shower over bath, double sink vanity and a heated towel rail. The toilet is separate. The separate laundry features plenty of storage and has direct access to the deck. Another nifty feature of this home is that it has an inbuilt storage space in the ceiling, accessed by a pull down ladder in the hallway. Outside of the home there is extensive secure storage built-in underneath the deck. Separate to the house there is a delightful studio/office with a bathroom, the perfect space for a home office. Adjacent to the studio is an impressive, completely lined workshop with water glimpses. The backyard is fully fenced, with established fruit trees, and is a great space for children or pets. Off street parking is available in the driveway for 2-3 cars. Located just 1km from the beachfront of Kingston Beach and all it has to offer, and popular local schools, shops and services are close by. There's so much to love about this home. Call me today for further information, or to arrange a private inspection.