

# 2/36 Willowbend Road, Kingston, Tas 7050



## Sold House

Friday, 22 September 2023

2/36 Willowbend Road, Kingston, Tas 7050

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 300 m2**

**Type: House**



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**\$535,000**

Perfectly situated in sought-after Kingston, this four-bedroom townhouse offers a lifestyle of simplicity and exceptional value in a quiet neighbourhood. With its paired-back interior and a spacious layout spanning two levels, this property presents an ideal opportunity for those in search of a low maintenance home or a secure investment. Constructed in 2010, this residence features an open living concept with seamless access to the expansive deck, making it an ideal space for entertaining. The lower level comprises a generously proportioned living area, dining space, a well-appointed kitchen, laundry room with an additional toilet, and cleverly utilised storage space tucked beneath the staircase. Venturing upstairs, you'll discover four spacious bedrooms, each equipped with built-in wardrobes, and the primary bedroom offers the added bonus of a private balcony. The bathroom is located on this level, accompanied by a separate toilet for added convenience. Stepping outside, the property extends to a substantial rear deck area that seamlessly transitions into the backyard, providing an excellent space for children to play or for entertaining friends and family. With its low-maintenance yard and proximity to public transport, this expansive townhouse is sure to impress. Situated within walking distance of public transport, this generously sized townhouse combines comfort and convenience at a competitive price point. Don't miss the opportunity to make this property yours. Council Rates: Approx \$1500pa. Water Rates: Approx \$1100pa. Strata Insurance: Approx \$1618pa. Rental Appraisal: Approx \$530-\$550pw.\*The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.