

2/4-6 Church Street, Kingston, Tas 7050

Raine&Horne.

Sold Unit

Monday, 14 August 2023

2/4-6 Church Street, Kingston, Tas 7050

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Unit

Contact agent

This two bedroom, conjoined unit in Kingston is being presented to market as vacant possession for the fortunate purchaser and offers a unique opportunity for anybody considering an investment property with potential. The property, sitting within a development of four units, is positioned within the central business district of Kingston and has, as yet, not been re-developed which makes it an intriguing option for the astute investor. The unit has relatively flat access from the street and would not present too many challenges for people living with minor mobility limitations. The property features an open-plan living area incorporating lounge, dining and modern kitchen. Two bedrooms, both with built-in robes, a shower room with toilet and vanity and a laundry room with storage completes the living quarters. There is a very pleasant outlook from the lounge onto the associated garden and even though the property is on a busy street, the sunken aspect of the grounds and accompanying fence provides privacy and some protection from traffic noise. There is undeveloped lockable storage below the property as well as undercover parking for one vehicle in a shared multi-vehicle carport. The location of the unit means ease of access to Kingston's shopping precinct, cafés, restaurants, schools, places of worship and health services whilst a little further afield are the beautiful beaches of Kingston Beach, the golf course and local walks. Kingston offers a great location for easy commuting to Hobart. Public transport servicing the local area as well as the Hobart CBD and further south is located nearby. As a residential let, the property would be assured of strong interest from potential tenants due to its location and privacy. As far as future redevelopment is concerned the unit's potential would be worth investigating as there is limited property available within the Kingston CBD suitable for uses such as professional offices, subject to Council approval. Currently zoned under the Kingborough Interim Planning Scheme - Central Business 22.0