

# 2/6 Gormley Drive, Kingston, Tas 7050



## Unit For Sale

Friday, 5 January 2024

2/6 Gormley Drive, Kingston, Tas 7050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 104 m2**

**Type: Unit**



Kim ChandlerStorey  
0415556405

**\$595,000 - \$625,000**

Seeking a change of pace? Trade your busy lifestyle for easy living with this three bedroom unit in a prime location. Ideally located in a no through street, a leisurely stroll to the trail alongside Whitewater Creek and just a few doors to local bus routes, this freestanding property is sweetly situated on an easy care block giving you time to do all the things you love. Blending the luxury of low maintenance with all the convenience you'd expect in sought after Kingston, this home is sure to impress. Excellent value here for both downsizers and first home buyers, and an exceptional addition to your property portfolio. So, whether you're looking to take advantage of a low maintenance lifestyle, or invest and rent out, you're sure to reap the rewards. Greeting you with a welcoming ambience the air-conditioned living/dining area features beautiful timber floors and a subtle neutral palette. Well-appointed with electric cooktop and dishwasher, the modern kitchen also has a handy breakfast bar, perfect for those busy weekday mornings. Take full advantage of this superb location and the enviable Kingborough lifestyle. It's a short drive to gorgeous Kingston Beach with boutiques and tempting dining options. Avid gardeners will appreciate the nearby community garden and it's an easy walk to the sports centre with gym facilities and so much more. And convenience is close by too, with Coles, Woolworths and other major retail options five minutes from home. Families will appreciate the proximity to local schools and Hobart's CBD is just 13km away for your city commute. This fantastic property won't be on the market for long, so don't let this opportunity pass you by. Call today to arrange your private inspection.

- 3 bed freestanding villa walking distance to bus, walking trails
- 1 of only 2 properties on low maintenance block with shed
- Open plan living/dining and modern kitchen
- Short drive to central Kingston and 13km to Hobart's CBD

The current owners have enjoyed being next to Kingborough Gymnasium, Indoor Cricket and the Little Athletics Centre. They have often used the white water creek track, especially to go to the new playground, as it only takes about 20 mins! And the playgrounds in Greenhill drive and Nolan Crescent are also within walking distance. -Their kids have also loved the new mountain bike public course just up the road near the gymnastics centre, there is also a public junior and senior bike stunt track. -And also the dog park is just up the road next to Little Athletics and the soccer ground.\*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.