

3/9 Maranoa Road, Kingston, Tas 7050

Raine&Horne.

Sold House

Thursday, 16 November 2023

3/9 Maranoa Road, Kingston, Tas 7050

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 203 m2

Type: House



Paul Guest

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Contact agent

Set back off Maranoa Road in Kingston, this delightful two storey three bedroom townhouse is part of a thoughtfully designed development, the location of which offers the ultimate in convenience whilst at the same time enjoying an almost village-like ambience. Built in 2017 the home's construction is rendered brick with Colorbond roof with the additional benefit of double glazed windows throughout the property. The home is set along the wide tree lined driveway with the advantage of being away from the main entrance to the development. From the outside the townhouse has an attractive frontage with dormer windows on the upper level hinting at its hidden charms. Through the front door you enter a spacious open-plan living room with lounge, kitchen and dining areas. The staircase to the upper level is positioned adjacent to the entryway. Separation of each zone in the living room is cleverly hinted at through the use of minor architectural features. The home has a lovely open aspect with views towards kunanyi / Mt Wellington and even though there are large windows on the ground floor there is a lovely feeling of privacy, enhanced through the use of quality sheer and blackout blinds on all the windows. The interior finishes of the home are well executed with wool mix carpet used on all the main flooring surfaces throughout the property. The living area is both heated and cooled by a reverse cycle air-conditioner (heat pump). The kitchen is a galley style with a large breakfast bar, pantry, plenty of storage and stainless steel appliances including dishwasher, oven, stove top and range hood. Large double sliding doors lead out from the dining area onto the rear patio which enjoys a good degree of privacy through the use of high fencing. Just off the dining area is a doorway leading through to the laundry and the adjacent downstairs powder room with toilet and handbasin. Another doorway leads from the laundry into the single vehicle garage which features a remote controlled roller door as well as a back door leading out onto the exterior drying area. Upstairs, the home's character is enhanced by two of the three bedrooms having dormer windows. These add to the character and spaciousness of these rooms and offer views to the mountain as well as over towards Kingston Beach in the distance. The main bedroom is lovely with a large built-in robe as well as en-suite featuring shower, vanity and toilet. The spacious second bedroom has built-in robes and the third bedroom, although smaller, has a built-in robe and would be perfectly suited for use as either a bedroom or home office. Also on this level is the family bathroom with full sized bath, separate shower, vanity and toilet. This well presented and low maintenance home offers the ultimate in convenience being close to all three of Kingston's shopping centres as well as schools, services, cafés, restaurants, places of worship, parks, walking tracks, sports centre, golf course and the beautiful Kingston Beach. Public transport in the form of the Metro bus service is close at hand servicing the local area as well as Hobart and further south. Kingston is continuing to grow at a rapid pace and properties offering easy access to the attractions and services of the area are in high demand.