

**3 Drysdale Avenue, Kingston, Tas 7050**



**Sold House**

Saturday, 25 November 2023

3 Drysdale Avenue, Kingston, Tas 7050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 625 m2**

**Type: House**



Sam Monks



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**\$640,000**

Here's a rare character twist on the popular easy care brick homes Tasmanian's have come to know and love. This 1984-built, 3 bedroom brick cottage, just oozes street appeal. From the deliciously large wooden windows that flank the home along a large front veranda, to the private and spacious grounds resplendent with established trees and hydrangea bushes, this is a home that will tug at your heart strings. Boasting 3 spacious bedrooms, 1 large family bathroom, plus a spacious modern kitchen with a nod to the shaker era, this is a real gem of a home. You'll be amazed by all the living spaces on offer. Two separate lounge areas, a library zone, and a huge dining room for entertaining makes this a unique find in this price bracket. Great indoor-outdoor flow to a large, covered deck, plus plenty of backyard for children to run and play, this is the home you've been waiting for! There's also plenty of storage under the home, and a carport to the side with obvious garaging potential. Our realistic vendors are not mucking around and are ready to meet the market. The time to buy in this neighbourhood with strong capital growth is now! Grab your foothold into this quiet cul-de-sac street just moments from the fantastic Kingston High School, not to mention easy access to Channel Highway. Kingston shopping precinct is just a short drive away, as is popular Kingston Beach.

- Privately situated, brick 1984 built home
- Recently refreshed with new carpets & beautifully presented
- Sunny position with naturally lit lounge, living & dining
- Neatly presented kitchen with breakfast bar
- Tidy bathroom with separate bath & shower
- Solar system installed
- Bottled gas for hot water and heating, coupled with reverse cycle air-conditioning
- Ample OSP parking with a generously sized car port
- Strong capital growth area
- Popular suburb ideal for the family lifestyle
- Conveniently located near Kingston shopping precinct and bus stops
- Close to parks, beaches, schools and cafes

Built: 1984  
Construction: Brick  
Council Rates: Approx. \$2,200pa  
Water Rates: Approx. \$1,110pa + usage  
Rental Rates: Approx. \$500 - \$550 per week

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