

# 30 Kunama Drive, Kingston Beach, Tas 7050



## House For Sale

Wednesday, 10 April 2024

30 Kunama Drive, Kingston Beach, Tas 7050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 832 m2**

**Type: House**



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## Offers over \$785,000

Tastefully decorated throughout, this warm, comfortable and sunny light filled home enjoys fabulous views of the Derwent River, Kingston Beach and Bonnet Hill. The very generous 832m<sup>2</sup> parcel of land provides for ample private outdoor space, which would be ideal for families and pets. Located in a family friendly neighbourhood within an easy stroll to St Aloysius Primary School, public transport, Boronia Reserve walking track and popular beachside restaurants and cafes. The well-designed spacious floor plan offers a formal lounge and dining room, with large picture windows to take in the stunning beach and river views. The modern kitchen caters to all the family needs featuring ample storage and modern appliances. There is a conveniently located family room off the kitchen, which has a wood heater for cosy winter-time warmth and there is a sliding door to a partially undercover patio deck flowing out into the established back garden. All three bedrooms have built-in robes, while the newly renovated bathroom offers a large walk-in shower and separate W/C. Plus, there's a modern laundry with good storage and direct outdoor access. The home is kept at a comfortable temperature year-round with split system air con, wood heating and electric heating, plus there is the added bonus of approx. 4kw of solar panels. The property includes a single garage under with workshop, as well as a single carport, while the yard is gently sloping with a variety of established plants, a chicken coup and garden shed. In a prime location near schools, public transport, walking tracks, and the beach, this Kingston Beach gem is waiting for you to call it home. Council Rates: \$2000 p/a approx. Water Rates: \$1200 p/a approx. + usage\* 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.