

**32 Roslyn Avenue, Kingston Beach, Tas 7050**



**House For Sale**

Tuesday, 21 May 2024

32 Roslyn Avenue, Kingston Beach, Tas 7050

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2764 m2**

**Type: House**



Colin Miller

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## Offers over \$1,150,000

The perfect family environment awaits in this roomy, updated and comfortable home with cinematic views across the Kingston Beach rooftops. Wake with the sunrise over the golf course, the oval, the beach and the river - show-stopping vistas that can never be built out, on more than 2,700m<sup>2</sup> of land. Tucked into the tightly held "beach side" of Roslyn Avenue - opening up those uninterrupted views - the property is exceptionally private with a sunny north-easterly aspect, and is conveniently close to schools, shops and services, just a short hop from the CBD. Rare for Roslyn Avenue, there is parking on the lower side of the property, leading to an enclosed deck ushering in mesmerising views across the River Derwent to Opossum Bay - a serene retreat fringed by terraced lawns, fruit trees, decks, flowering shrubs and ever-present native birds. This home embodies the essential balance we crave between privacy and community, and city life and nature. The design offers upstairs/downstairs flexibility so families can play together, but also find their own quiet spaces. Three of the four bedrooms enjoy those fantastic views and there is a bathroom on each level. Upstairs accommodates a second living area and there is plenty of attic space for spill-over storage. At entry level the open-plan kitchen, dining and living room flows effortlessly through French doors to the covered deck, which commands those glorious views and has a handy built-in trough with hot and cold water. The materials and palette are current and sophisticated, with Tas oak floorboards, hard-wearing kitchen benchtops, soft-close drawers, gas cooktop, and a European hideaway laundry. The house is comfortable year-round with four reverse-cycle air conditioners for heating and cooling, double-glazed American skylights, as well as a cosy wood heater. There is a single-car garage with a workbench and a convict-brick feature wall, plus three additional car spaces off the street. The large allotment provides plenty of space for the kids and pets to play, and could be further developed STCA with a second pole-house dwelling or studio. Kingston Beach Oval and cricket nets are at the bottom of the garden, or walk to the beach for a swim, some fishing, a coffee or some live music at the pub. Look forward to spectacular sunrises from your private perch, then fall asleep to the sound of the waves. This is a home to love and hold onto. Contact Colin Miller to arrange an inspection without delay.

- Cinematic views across the River Derwent to Opossum Bay
- Roomy, updated and comfortable family sized home with lots of parking
- Exceptionally private with a sunny north-easterly aspect and terraced lawns & fruit trees
- Walking access to Oval, cricket nets, shops, cafes, restaurants, beach and more
- Large allotment allowing for a second pole-house dwelling or studio (STCA)

Council Rates: \$3,287.00 per annum (approx.) Water Rates: \$1,109.92 per annum (approx.) Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt it's accuracy, guarantee cannot be assured. The content is not intended as advice and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.