

**34 Lewan Avenue, Kingston, Tas 7050**



**House For Sale**

Thursday, 16 November 2023

34 Lewan Avenue, Kingston, Tas 7050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 530 m2**

**Type: House**



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## Offers Over \$680,000

Downsize without compromising on space, or raise a family in an incredibly convenient location. Are you looking for somewhere offering level living and proximity to everything you could need? This versatile 3-bedroom home in a peaceful street of Kingston might be what you're looking for. It offers all the comforts of a larger home, but with less maintenance and more time for you to enjoy life.

**Key Features:-**

- 3 Spacious Bedrooms:** two equipped with built-in robes, providing ample storage space. The rooms are designed to accommodate double beds comfortably, ensuring a cosy and restful sleep.
- 1 Modern Bathroom:** The bathroom is well-maintained and features a classic design with quality fixtures, providing a relaxing retreat after a long day.
- Easy to use fold out ladder** leads to generous storage in the roof space.
- Conservatory or studio** for your home office/hobby space
- 1 Convenient Carport:** The covered carport ensures your vehicle is protected from the elements, with additional off-street parking available providing enough space for a caravan or a boat or two.
- Air Conditioning:** Enjoy year-round comfort with the installed air conditioning system, ensuring your home remains cool in summer and warm in winter.
- Courtyard and Garden:** The property enjoys a private courtyard and a well-maintained garden with extensive vegetable beds, berry patch in the green house and fruit trees. The rear yard is perfect for outdoor entertaining or simply enjoying a quiet cup of coffee in the morning looking out to Mt Wellington kunanyi.
- Garden Sheds:** The handy garden sheds provides workshop space and extra storage for your gardening tools, bicycles, or outdoor equipment.
- Alarm system and security monitor** for peace of mind and security.
- Solar Panels:** The house is fitted with solar panels, a cost-effective and environmentally friendly energy solution that can significantly reduce your electricity bills.

This charming home in Kingston is perfect for those looking to downsize without compromising on comfort or lifestyle or for a couple or young family wanting to create a functional home. Enjoy the benefits of a smaller home, such as lower maintenance and utility costs, while still having access to all the amenities you need. Don't miss this opportunity to simplify your life and embrace the joys of downsizing or a practical family home. Contact us today to arrange a viewing.

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.