

**35 Groningen Road, Kingston, Tas 7050**



**Sold House**

Tuesday, 15 August 2023

35 Groningen Road, Kingston, Tas 7050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 789 m2**

**Type: House**



Melody Simmonds

0400122611

**\$735,000**

Double glazed throughout this immaculately presented family home provides the convenience to move straight in and reap in the benefits of being situated minutes' drive to Kingston Beach, Kingston CBD whilst also positioned for an easy, streamlined commute to Hobart. Contributing to this home's appeal is a large 10 x 6 metre workshop/garage with power, mezzanine storage and roller door access of Hx2.6m and Wx2.4m, which offers an exciting proposition for those who have been searching for an established work from home set up, to store multiple vehicles or caravan. No stone has been left unturned in the presentation of this home with a modern and tasteful interior complimented by warm neutral tones and natural wood highlights. Exposed beams on raked ceilings build on the sense of space throughout the open plan kitchen and family living creating a light filled and warm place to connect. A simple, yet functional design offers 3 bedrooms all with built in robes and a central bathroom with a separate toilet. A generous entertaining deck, cleverly connects the two main living spaces via separate sliding doors establishing a balanced flow between this homes indoor-outdoor living appeal. Benefitted by a reverse cycle heat pump for fast, easy and efficient heating and cooling with an additional freestanding wood fire you are assured ultimate year round warmth and comfort. The generous sized block creates a freedom of space and is fully fenced making it perfect for children and pet owners. Also host to a small-established vegetable garden and large carport, secured with electric gates providing ample off street parking for 2 cars or potentially an outdoor play area for young children. An opportunity not to be missed. Call agent today