

# 44 Waratah Street, Kingston, Tas 7050



## House For Sale

Tuesday, 21 November 2023

44 Waratah Street, Kingston, Tas 7050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 925 m2**

**Type: House**



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## Offers over \$650,000

Welcome to a residence that caters to every chapter of life—a perfect match for first home buyers, savvy downsizers, and astute investors alike. Tucked away in a serene cul-de-sac, this property beckons with its brand-new modern bathroom, fresh neutral tones, and a host of features that make it a standout choice.

**Key Features:**

- Brand New Modern Bathroom:** Step into a world of contemporary comfort with a pristine, brand-new modern bathroom. Ideal for starting your homeownership journey, downsizing gracefully, or attracting quality tenants for your investment property.
- Separate Kitchen with New Dishwasher:** For those who appreciate the joy of cooking, the separate kitchen is a standout feature. Newly equipped with a modern dishwasher, this space combines functionality with style, making meal preparation and entertaining a breeze.
- Secure Gated Backyard - Ideal for Dogs and Children:** The backyard, securely gated for privacy, is a haven for families with furry friends or little ones. Let your children play freely or watch your dogs frolic in a safe environment—a feature that truly enhances the quality of living.
- Undercover Back Verandah - Perfect for Entertaining:** Extend your living space seamlessly with the undercover back verandah. Whether you're hosting a barbecue with friends or enjoying a quiet evening with family, this space is your versatile retreat for all-weather entertaining.
- Three Bedrooms, 2 with Built-Ins:** Perfectly configured for families, downsizers, or the potential rental market, two of the three bedrooms boast built-in wardrobes, offering practical storage solutions without compromising on style.
- Neutral Fresh Color Scheme Throughout:** Whether you're a first-time homebuyer looking to add your personal touch, a downsizer seeking a serene retreat, or an investor wanting broad appeal, the neutral and fresh color scheme provides the canvas for any lifestyle.
- Double Garage with Extras:** For first home buyers, it's a secure haven for your vehicles. For downsizers, it's the convenience of a low-maintenance lifestyle. Investors, take note—the double garage with extras opens up possibilities for additional income or a versatile space for tenants.
- Tranquil Cul-de-Sac Location:** A peaceful cul-de-sac setting ensures a sense of community for first home buyers, tranquility for downsizers, and a desirable location for potential tenants—an investment trifecta.
- Close to Blackmans Bay and Kingston Amenities:** This residence not only offers a serene retreat but also places you close to all essential amenities. From shops and doctors to pharmacies and grocery stores, everything you need is just a stone's throw away.

This property is more than a home; it's an investment in your future. Whether you're taking your first steps into homeownership, seeking a comfortable downsized lifestyle, or looking to expand your investment portfolio, this residence ticks all the boxes. Call Kim Chandler-Storey (0415 556 405) today and arrange your private inspection. \*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.