

45 Roslyn Avenue, Kingston Beach, Tas 7050



Sold House

Saturday, 12 August 2023

45 Roslyn Avenue, Kingston Beach, Tas 7050

Bedrooms: 6

Bathrooms: 3

Parkings: 6

Area: 749 m2

Type: House

Contact agent

Large Energy Efficient Home There are six bedrooms, three bathrooms and two of the bathrooms are ensuites, the other is a full bathroom with shower, bath and separate toilet. The combined kitchen/dining & lounge are open plan with water views. There is also a dedicated office/study with water views. The house has an approximate insulation R value of 7.5 it has white plantation shutters and 33 solar panels on the roof as well as 2 hot water cylinders. A double garage with remote control access and more power points than you could poke a stick at and storage areas. There is plenty of storage in the house with built-in's in all of the bedrooms except for one, a cupboard under the stairs and a closet for bags and coats. The master has lovely water views and ensuite 4.0 X 3.6 and a 3.5 X 3.6 walk in robe. The property is double glazed. There is an enclosed sunroom which can be used as a sunroom or a laundry drying room with built in clothesline. The combined laundry/pantry is 2.7 X 2.8. The heating is all electric with 2 heat pumps and more. The gas stove has six hotplates with a griddle plate and one electric oven. The bench tops in the kitchen are from granite transformations and beautifully enhance the kitchen with its white drawers. There is a dishwasher and no overhead cupboards. Other features include:- Barn door- Stone fireplace- Rear Stone walls - Rear courtyard- Cubby house- Side access with no steps- Netted fruit trees- Green house- Chook shed/bird aviary A chair lift comes with the property for the stair challenged buyers and an external lift could be installed with access from the garage to there second and third floors.