

**5 Balmoral Road, Kingston Beach, Tas 7050**



**House For Sale**

Thursday, 9 November 2023

5 Balmoral Road, Kingston Beach, Tas 7050

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1330 m2**

**Type: House**



Warren Lashmar  
0427788205

## Expressions of Interest

With original design features offering a nostalgic glimpse into a bygone era this enchanting vertical board cottage in the tightly held enclave of Kingston Beach will both impress and delight. Retaining all the elegance of its early 1900's heritage, this property combines timeless interiors in perfect symphony with the ultimate in spacious and comfortable family living. Pretty as a picture postcard, this home is nestled amidst 1330sqm of beautifully manicured cottage gardens trimmed with lush lawns and framed with established shade trees. Delivering a laid back coastal way of life second to none and with subdivision council-approved, pending sign off, this is an exceptional opportunity not to be missed. Welcome to 'Links Cottage' - you'll love to call this one home. Exquisitely maintained by the current owner for many years, this has been a cherished family residence where the laughter of children and stories of days at the beach and special celebrations are safely preserved, and cherished new memories are waiting to be made. Unlatch the garden gate, then stop and turn for the blissful outlook across Browns River to the rolling greens of the golf course beyond. Step inside and be greeted by a warm and welcoming hallway, central to the traditional layout that has been retained. High ceilings, huge picture windows, wood panelled walls and gorgeous Tasmanian oak floorboards evoke ageless charm throughout and the addition of modern upgrades serve to enhance practical family living. Your choice of living areas both inside offer places for both quiet reflection and family togetherness. From the cosy sunroom and front verandah to the spacious main living area decked out with gorgeous polished Tasmanian oak floor board, sun drenched and filled with natural light, and with both reverse cycle air-conditioner and wood heater for your comfort all the year round. Three oversized bedrooms, all with built-in robes and two bathrooms also grace the layout, the main bathroom a recipient of a luxe contemporary upgrade with underfloor heating, shower and separate bath. A further living area would be ideal for a fourth bedroom, open fireplace and doors opening to the verandah. Consider remodelling the adjacent laundry and second bathroom (STCA) into a huge walk-in robe and ensuite space to create the master suite of your dreams, a serene sanctuary for rest and rejuvenation. The gorgeous kitchen is rich with celery top cabinetry and the luxury of granite benchtops. Well appointed with gas cooktop and wall oven, this culinary haven has a striking checkerboard splashback, a nod to design features from the era. Share meals in the adjacent dining area or step with ease to the huge covered deck for lazy weekend brunches with the family. Also suited for grand-scale celebrations, this is the perfect venue for effortless entertaining, where the party can spill to the lawns as the sun goes down. Wander to the area of the backyard sure to inspire the gardener in the household. Where fruit trees abound including cherry, plum, lemon and apple, and raised garden beds complete with bird netting are just waiting for spring planting. Accessed by a driveway at the side of the home is a massive four vehicle garage and double carport offering plenty of room for cars, the boat and the van. This is a location you'll absolutely adore. Where the lapping shores of gorgeous Kingston Beach are a leisurely stroll away and a plethora of tempting dining options nearby are sure to whet your appetite. Convenience too, with major retail centres, elite education options and all amenities within a 2km radius and Hobart's city centre is just 12km away.