

54 Hollyhock Drive, Kingston, Tas 7050

PETERSWALD
for property

House For Sale

Tuesday, 21 November 2023

54 Hollyhock Drive, Kingston, Tas 7050

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 645 m2

Type: House



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\$850,000+ price range

Situated in the Whitewater Park Estate with a private leafy backdrop, mountain views, and the perfect blend of lifestyle and comfort; this home is the ideal place to create lasting memories with your family. The large open plan living, dining and kitchen areas attracts sun and natural light whilst boasting easy access to the alfresco and backyard for seamless indoor/outdoor living. Incorporated within the open plan area, the modern kitchen boasts premium appliances, ample storage space within cabinets and a large pantry, and stone benchtops including a handy breakfast bar for the ease of casual dining. Four sizable bedrooms make up the comfortable accommodation, each inclusive of built-in wardrobes with the master complete with an ensuite and walk-in robe. The main bathroom servicing the home features a shower, and a vanity, with a separate powder room adjacent. The spacious laundry sits neatly at the end of the hallway, with ample storage space and direct access outside for ease. The gently sloping yard is fully fenced with a handy gate at the rear to access the public open space behind. The garage is ideal for parking with internal access into the home. Situated within a highly desirable suburb, close to Kingston Beach, major supermarkets, superb schooling, and popular cafes, with sun-filled living and modern comfort, this impeccably maintained home will appeal to those seeking a relaxing, suburban lifestyle.

About the home:

- Wilson Homes 2020 build
- Still under builders' statutory warranty
- Upgraded insulation (from the standard to R2.7 for all walls and R6.0 for ceiling)
- Concrete slab
- Completely double glazed with flyscreens/security screens on doors
- Gas 900mm cooktop
- InSinkErator filtered steaming hot drinking water tap on kitchen island
- Reverse cycle heat pump
- Electric heated towel rails
- Electric double garage for secure parking
- Spacious living area and alfresco
- 6m X 3m garden shed on concrete slab

About the area:

- Springfarm/Whitewater playground and walking track 8-minute walk away
- Wide road and easy parking
- Family friendly neighbourhood
- Underground electricity supply
- Whitewater Park Estate has two entrances from Channel Highway and incorporates a balance of natural beauty and construction
- New retail precinct (Spring Farm Village) just 10-minute walk away, construction commencing in 2024

Council rates: \$2,468 pa approx
Water rates: \$2,400 pa approx
Rental estimate: \$750 pw approx
Year built: 2020
Construction: Brick