

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



**House For Sale**

Tuesday, 5 December 2023

57 Balmoral Road, Kingston Beach, Tas 7050

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1012 m2**

**Type: House**



Alex Muller  
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Mark Brudenell

**\$1,600,000+**

This wonderful Kingston Beach home has had two contracts which have not proceeded to settlement....third time lucky for someone!! On the banks of Browns River and only a stones throw from iconic Kingston Beach, this charming property provides three self-contained living spaces. Owned by the same family since 1967, the property provides multiple living options with a diverse layout, including a three bedroom main house (with two bathrooms and multiple living areas), a separate studio, and a self contained two bedroom cottage. The main house enjoys peaceful river scenery and views towards Kingston Beach. There is a warm, inviting atmosphere throughout and multiple living spaces....ideal for family living. A large kitchen and dining area at the rear of the house is flooded with natural light as it flows through to an outdoor veranda overlooking the magical garden. Perched above the garage is a quaint studio space with a lovely outlook and its own bathroom, toilet and kitchenette below. Adjoining the rear of the main house is a two bedroom self-contained cottage....an interesting space with massive potential to upgrade. This lovely property is within a few minutes walking distance to pristine Kingston Beach, local cafés and restaurants. There are a range of excellent shopping options nearby, along with Government services, excellent schools and good public transport links to Hobart, which is less than 20 minutes drive away. This is a truly unique opportunity to secure a wonderful home in this highly sought after location. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information. All timeframes and dimensions are approximates only.