

# 59 Beach Road, Kingston Beach, Tas 7050



## House For Sale

Wednesday, 21 February 2024

59 Beach Road, Kingston Beach, Tas 7050

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 444 m2**

**Type: House**



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**\$1.195m - \$1.250m**

If you're seeking a peaceful waterfront lifestyle, look no further than this classic Kingston Beach timber cottage. Located on the banks of Browns River, this charming property boasts picturesque views of the river, Kingston Beach Golf Course, and Kunanyi/Mt Wellington, and is a short stroll to the beach and cafe strip. Built in 1925, there's no shortage of character throughout this lovely, 100-year-old home. With three bedrooms, two lounges, a bathroom with a walk-in shower, a second toilet, a separate studio, and plenty of in-house storage, you'll be challenged to fill it all! Enjoy a glass of wine in the private, peaceful lounge room overlooking the river, which showcases exposed beams, along with a huge picture window and sliding glass door - both of which let in an abundance of natural light. Or choose to sit in the front sitting room, which looks out to the pretty front garden full of roses and other vibrant flowering plants. The very private and fully-fenced backyard overlooking the river has a plethora of birdlife on display - from fairy wrens darting about in the shrubbery, to black swans and ducks silently paddling by. If you feel like joining this tranquil water traffic, a gate and steps down to the water gives you access to launch a kayak or canoe directly from your property. Looking for a creative space, extra storage, or a dedicated playroom for the kids? You'll love the fully-lined, spacious studio with lock-up all-weather access. Recent updates include new Tassie oak floors, a refurbished kitchen, double-glazed windows, new stumps, new power boxes, light fittings, a split system air conditioning unit for year round temperature control, freshly painted exterior and more. With off-street parking for 4 cars and a level entry - there's a ramp to the back door - the house is easily-accessible. Hobart's CBD is only a 10-15-min drive via the Southern Outlet, and Kingston (with 2 multi-shop complexes) is a 3 min drive. comfortable walk away. Kingston Beach is a popular destination with a golf club, sailing club, safe swimming (patrolled beach), boating (with ramp), cafes, restaurants, and a kids' play area. In addition, dog owners love the popular off-leash dog area at the northern end of the beach. The property is currently tenanted until 1/8/24 at \$630.00 p/w. All inspections are strictly by appointment\*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.