

70 Waratah Street, Kingston, Tas 7050



Sold House

Monday, 14 August 2023

70 Waratah Street, Kingston, Tas 7050

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 713 m²

Type: House



Ben Vance

0362209100

\$560,000

Price adjustment...huge potential to add value!A well-constructed residence situated in a quiet and convenient location just on the cusp of Blackmans Bay.An established garden, with leafy surrounds provides screening from neighbours and immediately gives one a nice feel when entering the property.Waratah Street benefits from a cul-de-sac position with no through traffic. Situated on the high side of the road, the elevated position is a bonus with lovely vistas to Peter Murrell Conservation Area.This property has loads of potential to enhance and add value with 1970s style evident throughout ,with some original features, representing an exciting project to make your own mark or extend the existing footprint given the generous sized block. Offering three bedrooms with a nice free flowing floor plan and an open plan kitchen and living area that comprises separate dining and living zones...the kitchen is timeless, well appointed with a bench bar and a view overlooking the garden.There is a renovated bathroom with a walk-in shower and the additional benefit of a separate toilet.The house has ceiling insulation and with the brick construction providing natural thermal heat in addition to a reverse cycle air conditioner, ensures comfort year round with heating/cooling efficiency.The 713m² allotment affords some considerable scope, not only to perhaps extend the accommodation but also there is an opportunity to add storage and explore options for outdoor entertaining.Further possibilities may present with space for a freestanding shed/studio or workshop (STCA). Grasp this opportunity to secure an affordable property... investors, first home buyers or retirees who are keen gardeners looking for an apartment alternative will see endless possibilities here. A selection of schools and a comprehensive choice of retail, food stores and cafes are nearby. A great city fringe investment!Contact Ben Vance or Lynne Page for further information or to arrange your private inspection.Council Rates: \$1,736.00 per annum (approx.)Water Rates: \$1,120.00 per annum (approx.)Disclaimer: Every effort has been made to ensure the accuracy of the information contained here in. While there is no reason to doubt it's accuracy, guarantee can not be assured. The content is intended as advice and such as can not be taken as absolute fact. Accordingly all interested parties should make their own enquiries to verify this information.