

# 71 Proctors Road, Kingston, Tas 7050



## Sold House

Wednesday, 11 October 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: House**



Danielle Daniell  
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**\$825,000**

I am excited to present to you to 'Willowbrook' located at 71 Proctors Road in Kingston. This private and unique property is nestled amongst 2.55 ha (5.7 acres) of land and is only a short 10 minute drive into Hobart CBD - talk about location! Find two fully fenced paddocks with a mixture of rough sloping pasture and native bush where a variety of birds call Willowbrook home. When you step inside you will be pleasantly surprised by the size of the home, the flexible floorplan allows for multiple living options. With either an option of 5 bedrooms or 4 bedrooms plus a study, this home is sure to suit many potential buyers. Find two spacious bathrooms both with a shower, vanity, basin, heat lamps and a toilet - the main bathroom has been beautifully renovated. The spacious living area features a floor mounted Daikin reverse cycle heat pump, perfect to heat or cool in the changing seasons. As you head to the open plan kitchen and dining area you will feel the warm ambience from the timber wrapped walls and ceilings. The dining area is spacious in size and has outdoor access. The large country style kitchen is one of the main features of this stunning home, boasting a celery top pine island bench, storage shelves, quality appliances such as an induction cooktop and dishwasher. Find a separate and spacious laundry area with ample storage and outdoor access off the kitchen space. Included in the sale of this property is a lined pod which can be connected to power, this is the perfect space for art studio lovers or extra guest accommodation. Another amazing feature of Willowbrook is the outdoor entertaining area which boasts a large swimming pool and BBQ area which is surrounded by the peace and privacy of bushland and birdsong. A pottery shed and kiln can also be found near the driveway and can be reinstated for the creative minded. The long windy driveway has been sealed for peace of mind, which is also a right of way to the top neighbouring property. Connected to town water (unfiltered) and rubbish collection services, this property is sure to tick many boxes. If you are after a rural property with the comforts of the city living at your fingertips, then look no further! Give Danielle a call today for further information or to request a private inspection. Disclaimer: We have obtained all information in this document from sources we believe to be reliable however we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.