

16 Lewan Avenue, Kingston, TAS, 7050

Raine&Horne.

House For Sale

Wednesday, 14 August 2024

16 Lewan Avenue, Kingston, TAS, 7050

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



Susan Kay

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Classic Home with Multiple Opportunities

This attractive and nicely positioned "classic" home in a popular avenue in Kingston has all the charm and elegance of a bygone age whilst at the same time benefitting from renovations and improvements that bring it into the modern era.

These improvements include fully ducted reverse cycle air-conditioning and double glazing, under-floor heating in the bathroom and a large additional family sunroom at the rear.

Plus, this home is on a large block of land measuring 1080 square metres which could offer the potential for unit development subject to Council approval.

The opportunities are intriguing.

1. Purchase a character home which is renovated and enjoy the large flat established rear garden, lined garage/workshop and entertainment area
2. Purchase the house for an investment. Rent the house and land bank for a future development
3. Purchase the house and develop the rear yard

With an attractive street frontage this fully fenced property's front gate opens up onto an expansive concrete driveway leading to a garage positioned towards the rear of the block.

The front door of the home opens into a foyer which in turn leads to a hallway off which, to the left is the lounge.

One of the main features of the home are the polished floorboards, noticeable in the entrance and then continuing on through the majority of the home adding to its charm and ambience.

The lounge is a lovely room and is oriented around a feature fireplace which is not currently functional.

Just off the lounge is the attractive dining alcove with an archway leading into the kitchen.

The kitchen could be considered "vintage" but is spacious with plenty of storage including a pantry and ample bench-top work surfaces.

A separate archway from the kitchen leads back into the hallway which in turn provides access to two of the three bedrooms as well as the bathroom, laundry and fabulous family room.

The family room is a fairly recent addition and could be utilised for a wide variety of uses.

The room has twin aspect double glazed folding doors which open onto the alfresco and rear patio, providing the perfect blend of indoor and outdoor living.

The addition has been sympathetically constructed and finished and adds real value to the home's living space. A set of built-in cupboards along the rear wall provides useful storage.

The alfresco has a roofed pergola and provides an all-year-round sheltered outdoor living area, perfect for meals and entertaining.

Back inside the home the laundry has some storage as well as an adjoining toilet.

The adjacent bathroom has been beautifully remodelled and has a bath, walk-in shower, large single bowl vanity and under-floor heating.

Next door to the bathroom is the smaller of the two bedrooms which is a good size and has a built-in robe.

At the end of the hallway is the main bedroom which has a large built-in robe as well as dual aspect windows.

The third bedroom is positioned just off the entrance foyer and has built-in storage.

The grounds of the property are very gently sloping and are a combination of garden, lawn and hard surface areas.

Towards the rear of the back garden is the double vehicle garage and adjoining carport.

The garden is attractively planted and provides lots of options for the keen gardener.

This part of Kingston is quite unique with many older homes providing a sense of attractive character to the avenue.

The property is conveniently located for easy access to all the services and attractions that Kingston has to offer, including shopping centres, restaurants, cafés, places of worship, schools, sporting facilities and of course the beautiful beaches of Kingston Beach and Blackman's Bay.

Public transport servicing the local area as well as the Hobart CBD is nearby with a Park & Ride facility conveniently close for those with a regular commute into the city.

Don't miss out come and inspect what this home has to offer at the open home this Saturday 17 August at 10am.