

**40 Bond Street, Kings Meadows, TAS, 7249**

**House For Sale**

Wednesday, 14 August 2024

40 Bond Street, Kings Meadows, TAS, 7249

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Richard Bailey  
0363333600

## Family Home with Panoramic Views and Modern Amenities

This lovely brick family home truly has it all! You'll immediately notice the beautiful floorboards that run throughout the house, lending a warm and inviting feel to every room. The large lounge and dining area is a true highlight, bathed in morning sunlight and offering views over Kings Meadows to the mountains beyond. Whether you're enjoying a quiet morning coffee or hosting a dinner party, this space provides the perfect backdrop.

The well-equipped kitchen features an electric oven, gas cooktop, and dishwasher, making meal preparation a breeze. The home's three bedrooms are thoughtfully laid out, two of them with built-in robes and ceiling fans, ensuring comfort and ample storage. The hallway also offers additional storage space, perfect for keeping everything organised.

The bathroom is fully tiled and designed for relaxation, featuring a separate bath and shower, a heated towel rail for those chilly mornings, and a separate toilet for added convenience. The fully fenced backyard has a paved area and pergola-ideal for alfresco dining or simply enjoying the fresh air. The grassed area and raised vegetable beds are perfect for gardening enthusiasts or for kids to play. The backyard is also low maintenance, making it easy to enjoy your outdoor space without the hassle of constant upkeep.

Downstairs, with internal access, the large storage area provides plenty of space for all your belongings, while the workshop is perfect for DIY projects or hobbies. The rumpus room, equipped with a panel heater, offers a versatile space that can be used as a playroom or home office. Additionally, there is a second toilet downstairs, adding to the home's convenience.

Adding to the home's appeal are the solar panels, which help reduce energy costs and contribute to a more sustainable lifestyle. The property's location is incredibly convenient, with the Kings Meadows shopping precinct and a local high school just a short distance away. Plus, the CBD is only a quick drive, making commuting or enjoying city amenities effortless.

This home creates a perfect family retreat. Don't miss the opportunity to make it yours!

Council Rates approx. \$1800 p.a.

Water Rates approx. \$1200 p.a.