

**21/9 Maranoa Road, Kingston, Tas 7050**

**Raine&Horne.**

**Townhouse For Sale**

Monday, 8 July 2024

21/9 Maranoa Road, Kingston, Tas 7050

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 121 m2**

**Type: Townhouse**



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## Offers over \$700,000

Privately located in a popular complex, in the heart of Kingston, this two-storey townhouse makes the most of its sought-after northerly aspect and panoramic views that include majestic kunanyi/Mount Wellington and the Kingborough surrounds. Built in 2017 to exceptional standards, and well-maintained thereafter, Unit 21 offers the astute purchaser a contemporary residence with many impressive features. Upon entry you are greeted with classic townhouse lines and a pleasing neutral colour palette. A short walk along the hallway leads you to the spacious open plan kitchen and living areas - the heart of the home. Designed for efficiency, the kitchen is well-equipped with quality Bosch appliances and boasts a large pantry cupboard. The large island bench takes centre stage complementing the balance of the kitchen by providing additional bench space, storage options and seating. The living space is drenched in winter sunshine and provides for flexibility in furniture layout. There is access to the substantial rear timber deck from this area, extending this living zone into the generous yard space which could provide further options for entertaining and/or garden development. A (third) bedroom is located adjacent to the living area, and, if not needed, is perfect for use as a study, sitting room, or kid's playroom. There is internal access to the garage via the hallway which in turn provides another access way to the rear yard. A European style laundry under the stairs, and a powder room complete the ground floor level offering. Upstairs, accommodation consists of a further two bedrooms, each with a two-way ensuite bathroom and built in robes, including one with a walk-in robe. Other features include reverse cycle air-conditioning, wall and ceiling insulation, double glazing, and quality carpet throughout. This is low maintenance living in central Kingston - close to quality schools, parks, beaches, and all its shopping centres. There's not too much more you could ask for!