



## FOR SALE

### CENTRALLY LOCATED KINGSTON GEM AT THE TOP END OF WILLOWBEND ROAD - PERFECT FAMILY HOME OFFERING WELL ESTABLISHED GARDENS AND YARD

Located in the elevated end of Willowbend Road, this near level access family home offers 3 good sized bedrooms, low maintenance brick with internally accessed garage and plentiful off street parking with a bright sunny outlook. The rear yard is a gardeners delight being very well landscaped and has a fenced off raised bed vegie garden - Total land size is a larger than average 765m2 and is fully fenced.

This area of Kingston is quiet and conveniently offers easy access to the Southern Outlet or the Channel Highway, with all Kingston services a short drive away, plus an array of educational options for the family.

The master bedroom features a large built in wardrobe, bedroom 2 and 3 also having built in- robes and large linen and storage amenity in the hallway. The garage also offers additional built-in storage.

The spacious kitchen offers large benchtops with island bench and external access to the sunny north facing sundeck through sliding doors.

Heating is taken care of by a Daikin Heatpump in the dining and kitchen, with an additional freestanding gas heater in the lounge. The family bathroom has a bath and separate shower and the Laundry offers loads of cupboard space and external access to the paved backyard.

A large rear deck overlooks the landscaped gardens and lawn area with clothesline below. A further storage area is also accesable under the home.

This home is perfect for the growing family or mature purchasers in a very popular part of Kingston only 12 minutes to Hobart cbd.

- Land 765m2
- Home 149m2
- Rates \$1017.20 annually
- Taswater \$903.00 annually

3 BED | 1 BATH | 1 CAR

#### PRICE:

Offers over \$475,000

#### OPEN FOR INSPECTION:

N/A



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Please contact Ben Palmer using the links provided on this page for any further information.



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.