

**2/55 Redwood Road, Kingston, TAS, 7050**

**Raine&Horne.**

**House For Sale**

Friday, 15 November 2024

2/55 Redwood Road, Kingston, TAS, 7050

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Susan Kay

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## Private and low maintenance

With a lovely sense of enclosure and privacy this beautifully presented, low maintenance two bedroom unit is one of four standalone villas positioned just off Redwood Road in Kingston.

The interior layout of the home features a large open-plan living area comprising lounge, dining and kitchen with an enclosed sunroom / alfresco accessed from the dining area through a large glass sliding door.

The contemporary kitchen has Miele appliances, plenty of bench space including a breakfast bar as well as plentiful storage including a built in bookcase.

The separate laundry is positioned to one side of the kitchen with a sliding glass doorway leading out from the laundry into the garden.

The lounge offers an attractive living area with an impressive bookcase lining one wall.

The front door opens directly into the lounge but is shielded behind a privacy wall.

A door from the lounge opens into a hallway which offers some separation between the living area and sleeping quarters. The hallway also has some built-in linen cupboard.

The two generously proportioned bedrooms, both with built-in robes, are positioned on either side of the hall with the family bathroom, featuring shower and vanity, and the separate adjacent toilet both located nearby.

At the far end of the hallway is a door leading into the single vehicle garage which has an automated roller door and a large 3 door storage cupboard.

At the rear of the garage is another doorway leading into a bonus room with a separate door leading out into the rear garden. This room would be perfect for hobbies or for use as a home office.

The villa is surrounded by an established and charming low maintenance garden with the front garden framing the home beautifully and presenting a welcoming approach to the front door.

The rear garden is fully fenced giving a secure area for a small dog or children to play.

A surprisingly private small gravelled courtyard is accessed from the sunroom and is a lovely sun trap during cooler months, whilst established taller plantings provide some shade during warm days.

The villa has attractive timber laminate flooring throughout the home with the kitchen plus laundry featuring vinyl flooring and the bathroom and toilet being fitted with tiles.

Fully ducted reverse cycle air-conditioning is installed in the home and creates a really comfortable ambient environment, no matter what the weather is outdoors.

The home also has a fast NBN internet connection and solar panels installed on the roof.

The property is in a very convenient location with Kingston Town Shopping Centre within a walkable distance.

A little further afield are the other two shopping precincts of Kingston as well as all of the attractions and amenities that Kingston has to offer including specialty shops, medical and health services, cafés and restaurants, places of worship, sporting facilities, golf course and the beautiful beaches of Kingston and Blackman's Bay.

Public transport servicing the local area as well as Hobart is available nearby in Redwood Road and the Hobart CBD is only approximately a 15 minute commute away.