

**21 Queens Parade, Kingston, TAS, 7050**



**House For Sale**

Friday, 15 November 2024

21 Queens Parade, Kingston, TAS, 7050

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Effortless low-set living

Welcome to 21 Queens Parade, Kingston! This beautifully maintained family home is designed for effortless, single-level living in one of Kingston's most desirable locations. Blending comfort, accessibility, and style, it's ideal for families and retirees alike. The brick veneer construction allows for easy access throughout, and the large privacy tinted windows throughout each room enhances the home's light-filled spaces, creating a warm and inviting ambiance from the moment you step inside.

With meticulously looked after cork board flooring, and carpet throughout, the home's layout includes three suitable sized bedrooms, each with built in wardrobes, for the whole family. While the master suite boasts a private ensuite crafted for ultimate comfort and space, whilst having separation from the guest bedrooms. An open plan design seamlessly connects the living, dining, and kitchen areas, making it perfect for both entertaining and family time. The spacious kitchen features a large bench top, ample cupboard storage, and a large pantry, ideal for preparing meals and hosting friends.

The second living space features sliding doors that open up to reveal a perfect Tasmanian backdrop, ideal for gatherings or peaceful weekends. Opening up these doors invites a cool breeze that flows effortlessly through the home's living area, perfect for a summer's day in greater Hobart, Leading to a north-facing deck with serene views of Mt Wellington/Kunanyi. Pull-down shade blinds to ensure comfort in all weather, making this deck the heart of the home for both entertaining the family and relaxing in the sun.

Set on a flat 600m<sup>2</sup> block, the fully fenced backyard offers a secure space for pets and children to play. The backyard includes established veggie beds ready for your own planting, and on the alternate side of the land, includes an established small courtyard which completes the serenity of the home, that wraps towards the laundry entrance. While hanging the laundry, ground yourself with nature and the beautiful garden surroundings of this property.

Completing the home is a double garage with electric roller doors and internal access, allowing you to effortlessly connect to your home, from the moment you exit your vehicle, ensuring a warmth, wall and ceiling insulation for year round comfort.

Located in a peaceful, family friendly neighbourhood, this home is close to schools, parks, sports facilities, and shops. Just a 5-minute drive to Kingston's retail hub and only 4.5 km from Kingston Beach, it also offers access to walking and bike trails, providing an active or relaxed lifestyle to suit your desires. With its ideal location and magnetic charm, 21 Queens Parade is ready to welcome you into a life of ease and relaxation.

Disclaimer: Every effort has been made to ensure the accuracy of the information contained herein. While there is no reason to doubt its accuracy, a guarantee cannot be assured. The content is intended as advice and such as cannot be taken as absolute fact. Accordingly, all interested parties should make their own enquiries to verify this information.