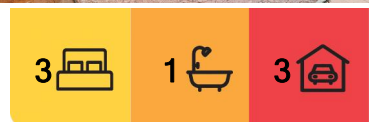


Kingston Beach, 76 Beach Road

A KINGSTON BEACH CLASSIC WITH GOLF COURSE PANORAMA

Tucked away in a serene private setting yet just minutes from Kingston Beach and the CBD, this cosy 3 bedroom cottage offers the perfect blend of character, comfort, and convenience. Set on a substantial 1,843 sqm block, the home enjoys panoramic views of the classy Kingston Beach Golf Course, Browns River and the picturesque hills beyond. The open plan lounge and dining area are filled with natural light and perfectly positioned to make the most of the sunny north-facing outlook. Cosy winters are guaranteed with panel heaters throughout and two charming wood burners in the living and dining rooms. The kitchen is a delight — a functional walk-through layout fitted with quality European appliances. Adjoining this space is a quiet study or home office, ideal for remote work or creative pursuits.

French doors open onto private paved entertaining areas at both the front and rear of the home, providing seamless indoor-outdoor flow and the perfect setting for alfresco dining. The bathroom features a deep modern bath, separate shower, and a second toilet.



For Sale
Offers Over \$1,050,000

View
By Appointment

Contact
Michael Kingston
0408 145 380
mkingston@ljhpinnacle.com.au
Nereda Ball
0400 055 157
nball@ljhpinnacle.com.au



LJ Hooker Pinnacle Property
(03) 6272 8177

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Outside, the grounds have been lovingly terraced and landscaped in an English garden style, complete with an array of fruit trees, garden shed, and a beautifully restored chalet at the apex of the block – perfect as an art studio, home office or playroom, there is also a lovely glasshouse. From here the golf course views are simply stunning.

The covered carport is handy plus there is a secure container for extra storage. There is also an extra space for a boat or trailer.

Located in a quiet, leafy setting well back from the road, the home is just a short stroll to Kingston Beach, the dog beach, local cafes and shops, with excellent schools and the Southern Outlet nearby for easy access to Hobart.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

More About this Property

Property ID	AJJ1F
Property Type	House
House Size	121 m2
Land Area	1843 m2
Including	Toilets (1) Courtyard Deck Outdoor Entertaining

Michael Kingston 0408 145 380
Property Representative | mkingston@ljhpinnacle.com.au
Nereda Ball 0400 055 157
Sales Associate to Michael Kingston | nball@ljhpinnacle.com.au

LJ Hooker Pinnacle Property (03) 6272 8177
402 Main Road, GLENORCHY TAS 7010
pinnacleproperty.ljhooker.com.au | hello@ljhpinnacle.com.au



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76 Beach Road, Kingston Beach

House area: 136 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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