






12 Graelee Court, Kingston

## Peaceful, Private & Perfectly Positioned in the Heart of Kingston

Nestled quietly at the end of a peaceful cul-de-sac, 12 Graelee Court is a truly special home &mdash; one that immediately feels welcoming, calm and loved. Set on a generous 649m<sup>2</sup> block and backing directly onto the natural beauty of Hawthorn Reserve, this immaculate property captures breath taking views of Mount Wellington / kunanyi and offers a wonderful sense of privacy and connection to nature.

From the moment you step inside, it's clear this home is truly a credit to the current owners. Beautifully renovated throughout and presented in impeccable condition, the interiors feel warm and inviting. Sunlight dances across the timber floors that flow through the living spaces and hallway, while the softly carpeted bedrooms create cosy, restful retreats. The home features three bedrooms, two with built-in wardrobes, and is kept comfortable year-round with reverse cycle air conditioning.

Outside, the home continues to impress. The very private backyard opens onto peaceful bushland, creating a serene sanctuary to unwind.

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### FOR SALE

Offers Over \$690,000

### AGENTS

Simon Parsons  
0438 296 830  
sparsons@ljhpinnacle.com.au

Taya Parsons  
0424 143 648  
tparsons@ljhpinnacle.com.au

### AGENCY

LJ Hooker Pinnacle Property  
(03) 6272 8177

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.

 **LJ Hooker**

A generous timber deck invites relaxed entertaining, quiet morning coffees or long afternoons soaking up the calm. The gardens are exceptionally neat yet thoughtfully designed to be low maintenance, perfectly complementing the effortless lifestyle this home offers.

Adding further versatility is the substantial 3.6m x 7.6m garage/workshop, along with undercover parking. Whether you're dreaming of a creative studio, home gym, teenage retreat or a quiet place to tinker, this flexible space offers endless possibilities.

Perfectly positioned in the heart of Kingston, you're just moments from schools, local shops and public transport, only 3 minutes to Kingston Town and Channel Court Shopping Centres, 5 minutes to Kingston and Blackmans Bay beaches, and approximately 20 minutes to Hobart's CBD.

- Rates are approximately \$2,100 PA
- Rental income of approximately \$570pw to \$590pw

A home that feels peaceful, private and beautifully cared for &mdash; 12 Graelee Court is a place to slow down, settle in and truly feel at home.

Contact Simon or Taya today to arrange an inspection time to view this neat-as-a-pin home.

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 DETAILS

Property ID	J4J1F
Property Type	House
House Size	104 m2
Land Area	649 m2

### Simon Parsons 0438 296 830

Owner | Managing Director | [sparsons@ljhpinnacle.com.au](mailto:sparsons@ljhpinnacle.com.au)

### Taya Parsons 0424 143 648

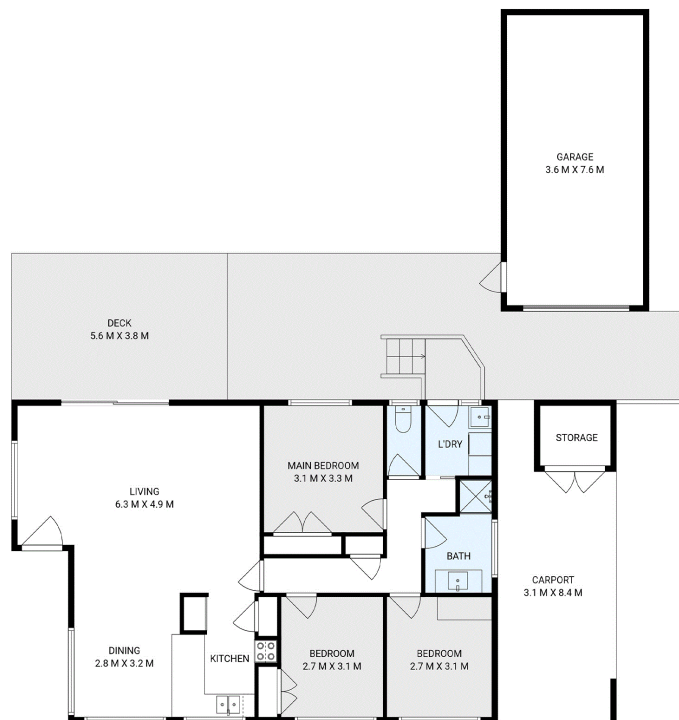
Owner | Business Coordinator | [tparsons@ljhpinnacle.com.au](mailto:tparsons@ljhpinnacle.com.au)

### LJ Hooker Pinnacle Property (03) 6272 8177

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House area: 104 sqm

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

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