

## Kingston, 29 Alfreds Garden

Kingston - Solid, Sunlit & Seriously Convenient

Ant's "Fluff-Free" Description...

Tucked away on a no-through road in one of Southern Tasmania's fastest-growing hotspots, this low-maintenance home ticks all the boxes - whether you're upsizing, downsizing, or investing in a smart location.

\* Three genuine bedrooms - All with built-in robes, natural light, and neutral tones. The master suite is positioned privately at the front of the home, featuring a walk-in robe and modern ensuite with shower, vanity, and toilet. Bedrooms 2 and 3 are at the rear of the home - perfect separation for families or guests.

\* Open plan living/dining zone - Light, bright, and generous at 6.0 x 3.7m, it forms the heart of the home and spills seamlessly into the sunny courtyard. Big windows capture warmth and natural light, with plenty of wall space for art or entertainment units.



**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.

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**For Sale**

Offers over \$675,000

**View**

By Appointment

**Contact**

**Ant Manton**

0408 621 856

antmanton@ljhookerpinnacle.com

**Zac Flanagan**

0466 685 937

zflanagan@ljhookerpinnacle.com

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

- \* Centrally located kitchen - A smart, functional layout with ample cupboard storage, pantry space, tiled splashback, and quality appliances. Positioned between the bedroom wing and living area to keep the family connected while cooking.
- \* Two bathrooms + separate laundry - Main bathroom includes shower, full-sized bathtub, and vanity, plus a separate toilet - ideal for guests or families. The laundry is well-sized with backyard access and extra linen storage.
- \* Bonus rumpus/study/teen retreat - Located at the front of the home with its own external access and built-in robe, this flexible space is perfect as a home office, hobby room, kids' playroom, or even a 4th bedroom for guests.
- \* Private courtyard - North-facing and protected, this is your go-to for alfresco dinners or morning coffees. Easy-care landscaping and direct access from the kitchen/living area make it perfect for entertaining without the maintenance.
- \* Fully fenced yard - Low-maintenance, secure, and ideal for pets, kids, or simply those who prefer a weekend off from mowing.
- \* Reverse-cycle heating/cooling - Keeps the whole home comfy in all seasons. Double glazing helps retain the warmth and reduce noise.
- \* Storage sorted - Multiple built-in robes, a walk-in in the master, hallway cupboards, laundry storage, and even a detached garden shed-everything has its place.

#### Location Highlights...

- \* Quiet no-through street - No passing traffic, just peace and privacy. A great option for young families, retirees, or anyone who values their downtime.
- \* 5 minutes to major shopping centres - Kingston Town, Channel Court, and Kingston Plaza - everything from Woolies to Kmart, cafes, chemists, and boutiques at your fingertips.
- \* Close to quality schools - Both public and private options nearby including Kingston High School, St Aloysius, and Calvin Christian School.
- \* 15 minutes to Hobart CBD - Commute made easy - by car or jump on the bus from the nearby Park & Ride (just a 15-minute stroll down the hill).
- \* Surrounded by green space and lifestyle amenities - Local sporting grounds, dog parks, nature reserves, and walking trails all close by. Bonus: views of majestic Mount Wellington from your front yard!
- \* Growing family-friendly suburb - Kingston continues to see strong demand from buyers thanks to its beachside charm, infrastructure upgrades, and modern facilities - making this home a smart lifestyle and investment choice.

Move-in ready and packed with potential. Whether it's your first home, next step, or next



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investment - this one's worth a look.

Onwards and upwards to your low maintenance Kingston cracker!

"I Work Harder - It's THAT Simple!"

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## More About this Property

Property ID	5XJDFCS
Property Type	House
House Size	117 m2
Land Area	357 m2
Including	Ensuite Air Conditioning Toilets (2) Courtyard Balcony Deck Outdoor Entertaining Built-in-Robes Fully Fenced

**Ant Manton 0408 621 856**

Real Estate Agent | [antmanton@ljhookerpinnacle.com](mailto:antmanton@ljhookerpinnacle.com)

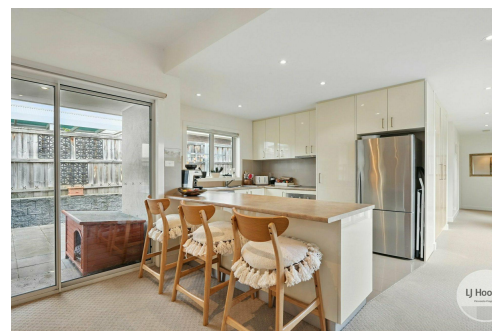
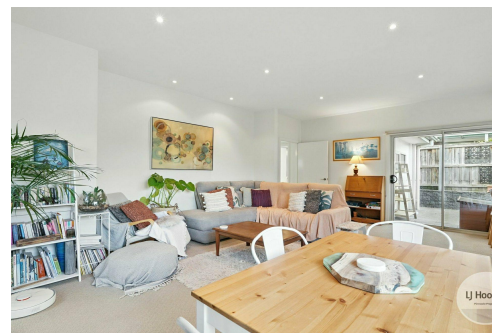
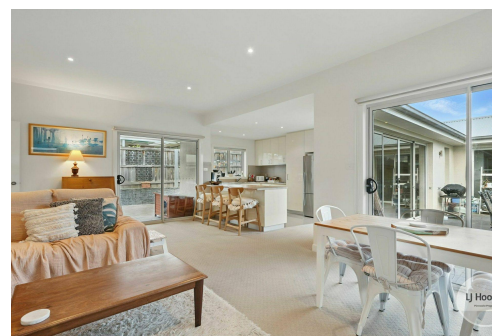
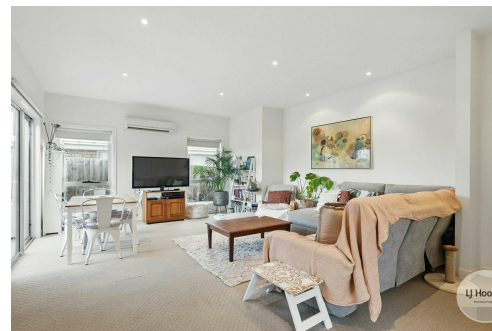
**Zac Flanagan 0466 685 937**

Operations Manager to Ant Manton | [zflanagan@ljhookerpinnacle.com](mailto:zflanagan@ljhookerpinnacle.com)

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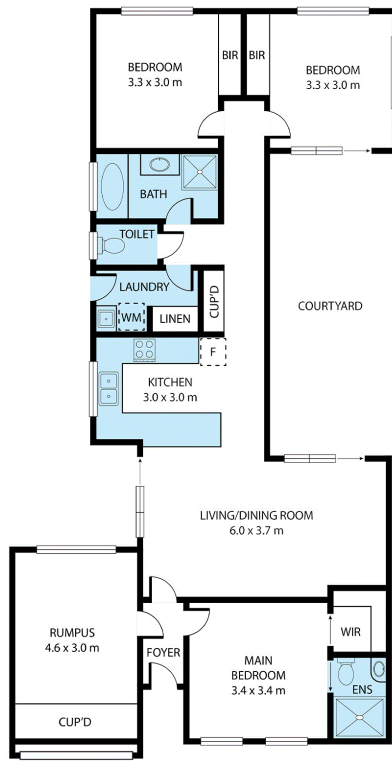
402 Main Road, GLENORCHY TAS 7010

[pinnacleproperty.ljhooker.com.au](http://pinnacleproperty.ljhooker.com.au) | [hello@ljhookerpinnacle.com](mailto:hello@ljhookerpinnacle.com)



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## 29 Alfreds Garden, Kingston

House area: 115 sqm

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

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