



## Kingston, 36 Baynton Street

Where Love Grows!

The saying 'home is where the heart is' certainly rings true for this delightful family home!

The home was created with family in mind and has spent its' years with an open door, welcoming people from all walks of life and ages. The walls echo with wonderful memories of laughter from the children who have called this place home, and for those who loved to visit, spending time enjoying the garden or spending time in the music room.

Offered to the market for the first time, the home is privy to some of the best Mountain views in Kingston and with a versatile floorplan would suit a growing family or perhaps multi-generational living! Working from home is also easy, with separate spaces available to set up an office.

This Cape Cod-influenced home has an impressive 5 bedrooms, making it perfect for families or those who love to entertain and is set on a land area of 584 sqm, making it easy

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/5X67FCS](http://ljhooker.com.au/5X67FCS)

**Contact**  
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**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.

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

to maintain, however, there's plenty of room for everyone to enjoy.

#### Key Features:

- 5 Bedrooms: many with built-in robes, providing ample storage and comfort for the whole family.
- Upstairs/downstairs living with the ability to separate for a variety of uses.
- 1 Bathroom plus powder room: A well-appointed recently renovated bathroom plus two separate toilets one with basin, designed for convenience and functionality.
- Air Conditioning and warm and dry transfer system: Stay cool in the summer and cosy in the winter with efficient climate control throughout the home.
- Garage: Secure parking for your vehicle, plus additional space for storage.
- Beautiful Garden: Enjoy private and serene outdoor spaces, perfect for gardening enthusiasts or simply unwinding in nature.
- Workshop or storage: Ideal for DIY projects or extra storage, catering to all your hobbies.

An opportunity to further develop STCA

- Solar Panels: Eco-friendly energy solution that helps reduce your utility bills while contributing to a sustainable lifestyle.
- Stunning Mountain Views: Wake up to breathtaking scenery every day, adding a touch of tranquillity to your living experience.
- Close to reputable schools such as Calvin and Southern Christian Schools, St Aloysius, Kingston Primary and High
- Public transport access available close by
- Walking distance to Kingston Town Shopping Centre and the soon to be built Spring Farm Village and easy access to Channel Court, Twin Ovals sports precinct, soon to be home of the AFL and JackJumpers High Performance Centres, Peter Murrell Reserve and Kingston Beach.

This home is not just a place to live; it's a lifestyle choice! The combination of practical interiors, outdoor charm, and nearby conveniences makes it a rare find in Kingston.

Don't miss out on this incredible opportunity to make this house your home! Contact us today to arrange a viewing and experience all that this property has to offer.

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.



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## More About this Property

<b>Property ID</b>	5X67FCS
<b>Property Type</b>	House
<b>House Size</b>	165 m2
<b>Land Area</b>	584 m2
<b>Including</b>	Ducted Cooling Ducted Heating Toilets (2) Balcony Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels

**Alison Rogers 0409 220 211**

Pinnacle Partner | Property Representative | [arogers@ljhookerpinnacle.com](mailto:arogers@ljhookerpinnacle.com)

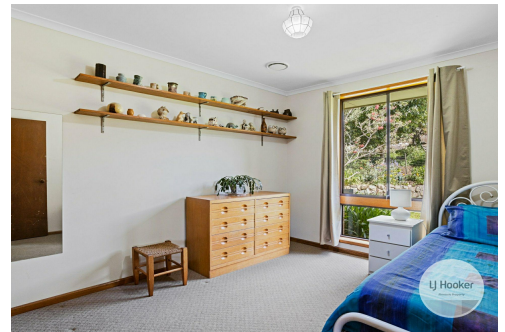
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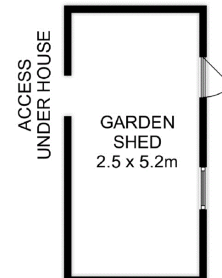
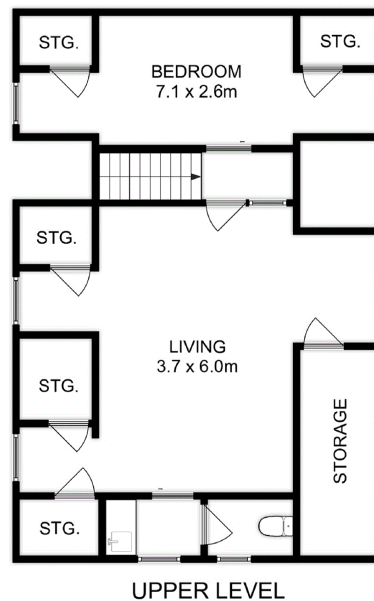
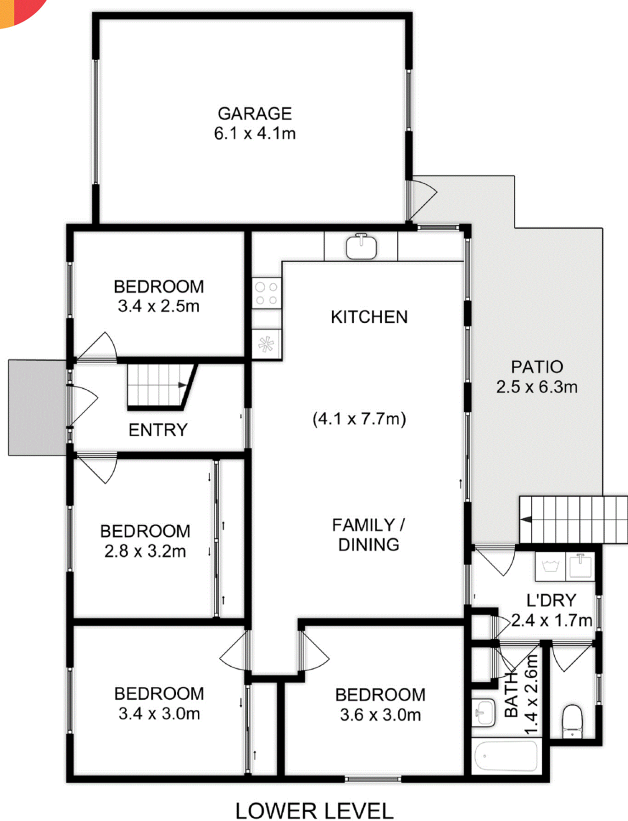
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Total Approx. House Area : 209 sqm  
Total Approx. Outbuilding Area : 14 sqm

All measurements are internal and approximate.  
This plan is a sketch for illustration, not valuation.  
Produced by Open2view.com