



36 Groningen Road, Kingston

## Kingston - Surprisingly Spacious, Seriously Private - And Under \$750,000




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

Here's the straight story. From the street, 36 Groningen Road is modest.

Inside, it's anything but - approximately 140m<sup>2</sup> under roof, flooded with light, and capped off by an enclosed all-weather verandah that runs the full 11-metre length of the home. It's the kind of bonus space most homes at this price point simply don't have.

Built in 1975 of solid brick with a metal roof (replaced 2007), it's been properly cared for - renovated bathroom in 2023, the verandah completed and approved in 2020 with double glazed windows, and security mesh and screen doors throughout. Three comfortable bedrooms, multiple living zones, heating options for every Tasmanian mood, and off-street parking for four cars.

All of this in a genuinely quiet, private street within walking distance of Kingston's schools, shops and beach - in a suburb where the median

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**FOR SALE**

Offers over \$725,000

**VIEW**

By Appointment

**AGENTS**

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 **LJ Hooker**

house value sits around \$819,000. At Offers over \$725,000, this is the realistic entry point first home buyers have been waiting for, and a set-and-forget proposition for investors chasing Kingston's strong rental demand.

#### THE HOME...

- 3 bedrooms - primary with built-in robe
- Bedrooms 2 and 3 both a comfortable 3.35m wide, bedroom 3 with robe
- Renovated bathroom (2023) with bath, shower and separate toilet
- Open living (5.07m x 5.11m) and dining (2.8m x 3.0m)
- Kitchen (2.87m x 2.81m) with breakfast nook (2.19m x 2.81m) and walk-in pantry
- Separate laundry
- Approx 140m<sup>2</sup> under roof (iGuide measured)

#### THE STAR OF THE SHOW...

- Enclosed, all-weather verandah and sunroom - approx 3.0m x 11.2m, running the full length of the home
- Double glazed windows, direct house connection, council approved (completed 2020)
- Second living zone, home office, studio, sunroom - it does whatever you need it to

#### COMFORT AND PRACTICALITY...

- Slow combustion wood fire
- Inverter heat pump (reverse cycle)
- Nobo and Stiebel wall-mounted panel heaters
- Double glazing to living room and verandah
- Security mesh and secure screen doors
- Window furnishings included - venetians, roller blinds, lined blackout curtains
- Mains water, sewer, electricity and NBN connected

#### OUTSIDE...

- 649m<sup>2</sup> block in a quiet, private street
- Off-street parking for 4 vehicles

- Under-house storeroom plus additional tool room under the verandah (storage only - not council approved)
- Covered and secure front portico
- Established, easy-care gardens - no lawn, no mowing, no excuses

#### LOCATION...

- Walking distance to Kingston schools, shops and services
- Minutes to Kingston Beach
- Approx 15 minutes to Hobart CBD

#### WHO IT SUITS...

- First home buyers - a move-in-ready home in a quality suburb
- Investors - Kingston median rent approx \$640 per week with strong tenant demand and a yield around 4.3 percent
- Downsizers - single level living zones, easy-care grounds, walk-to-everything convenience

#### THE HONEST BITS (because I don't do surprises)...

- The tool room under the verandah is unapproved - treat it as handy storage, nothing more
- One bathroom, not two - but it's renovated (2023), with the separate toilet keeping the morning peace

#### THE BOTTOM LINE...

Solid brick. Bigger than it looks. Quieter than you'd believe. Walking distance to everything Kingston offers, at a price that actually stacks up - for owner-occupiers and investors alike.

No Open Homes. Private inspections by appointment only - call Ant Manton on 0408 621 856 to book yours, or take the iGuide 3D tour online first.

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

Disclaimer: 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	T4J1F
Property Type	House
House Size	140 m2
Land Area	649 m2
Including	Air Conditioning
	Toilets (1)
	Built-in-Robes
	Fully Fenced
	Wood Heater

### **Ant Manton 0408 621 856**

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### **Zac Flanagan 0466 685 937**

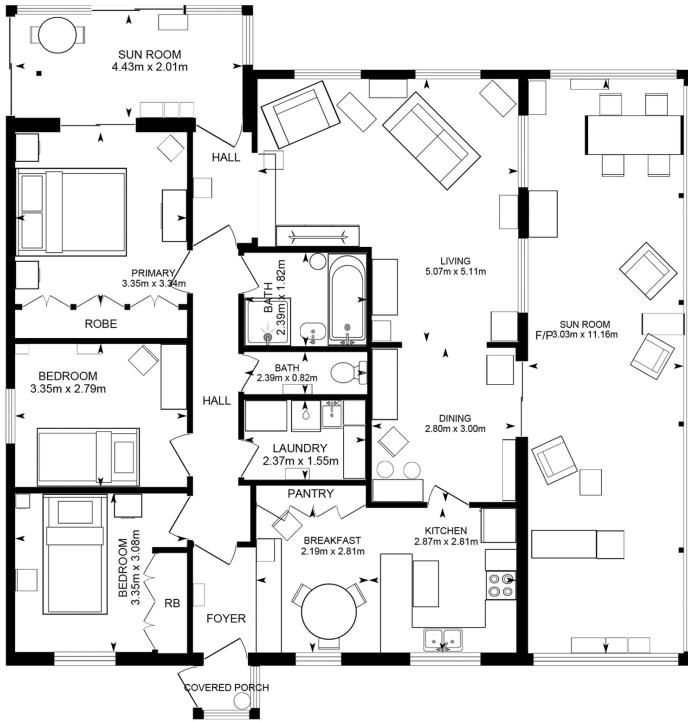
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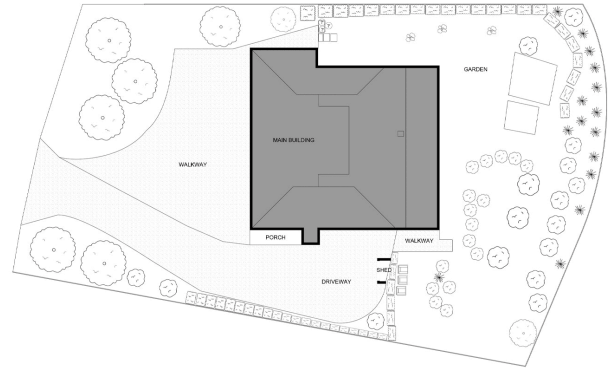




**36 Groningen Road, Kingston**  
House area: 140 sqm



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