36 Groningen Road, Kingston

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

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

Tucked into a quiet, private street, this one is bigger and smarter than it looks, with all the recent
upgrades done and no lawn to mow.

THE GOOD STUFF:

· Three bedrooms, the primary with built-in robe, beds two and three a comfortable 3.35m wide

· Renovated bathroom (2023) with bath, shower and separate toilet

· Kitchen with breakfast nook and a handy walk-in pantry

· Approximately 140sqm under roof (iGuide measured), bigger than it looks

· Double-glazed windows, council-approved and completed in 2020

3 1 4

FOR SALE
Offers over $695,000

AGENTS

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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

· Inverter reverse-cycle heat pump plus Nobo and Stiebel panel heaters

· A 649sqm block in a quiet, private street

· Established, easy-care gardens, no lawn, no mowing, no excuses

· Minutes to Kingston Beach, Blackmans Bay and the foreshore walks

· Easy Southern Outlet run into the Hobart CBD

· Walk or short drive to schools, Channel Court shops and cafes

THE BORING-BUT-IMPORTANT BITS:

· Bedrooms: 3 (primary with built-in robe)

· Bathrooms: renovated 2023, with bath, shower and separate toilet

· Internal: approx 140sqm under roof (iGuide measured)

· Land size: 649sqm

· Windows: double glazed (council approved, completed 2020)

· Heating: inverter reverse-cycle heat pump, Nobo and Stiebel panel heaters

· Kitchen: breakfast nook and walk-in pantry

· Gardens: established, easy-care, no lawn

· Car: 4 off-street parking spaces

· Council: Kingborough Council (rates approx $2,080pa)

· Price: Offers over $695,000

36 Groningen Road won't sit around quietly. At Offers over $695,000, the smart money moves first and the numbers do the talking.

Call Ant before someone else does the same sums you just did.

Contact: Ant Manton - 0408 621 856 - antmanton@ljhpinnacle.com.au

Onwards and upwards to your private, easy-care Kingston home!

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.

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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

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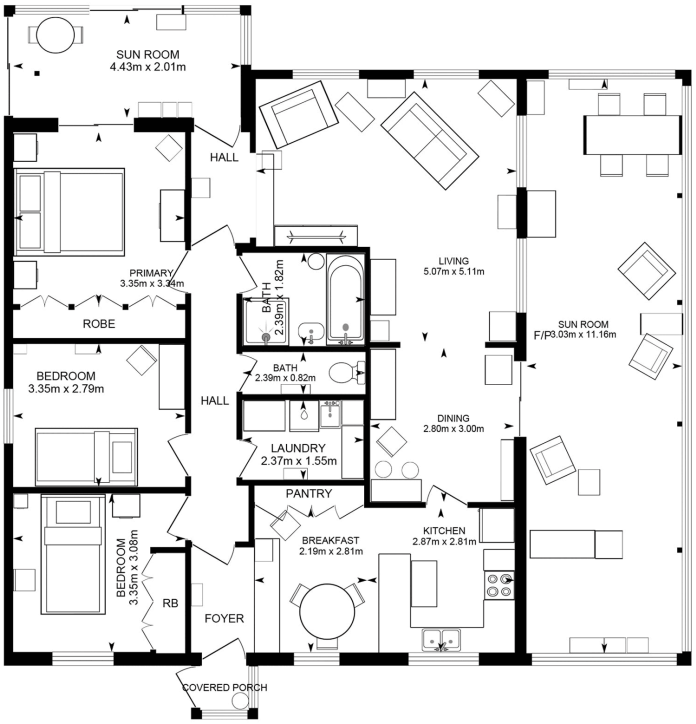

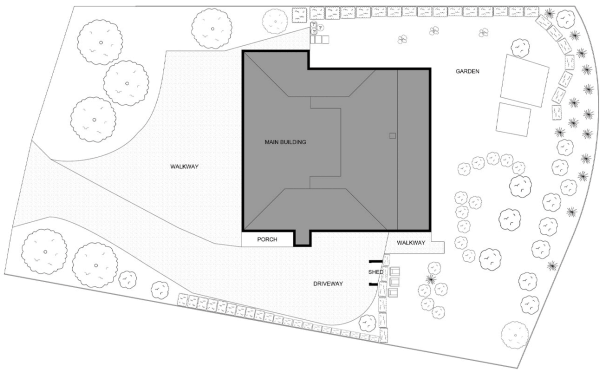

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House area: 140 sqm

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

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