



37 Ash Drive, Kingston




Great Value Family Living

Discover a fantastic opportunity in one of Kingston's quiet and well-established pockets with this solid 1982 brick home at 37 Ash Drive. Set on a generous 728m² block, the property offers a comfortable 112m² floor plan perfectly suited to investors, first home buyers, downsizers or anyone seeking convenience without the hustle and bustle.

Inside, the home features three well-proportioned bedrooms, each with built-in robes. The bathroom offers both a separate bath and shower, with the toilet also positioned separately for added practicality. The kitchen and living spaces flow comfortably, creating a homely environment with plenty of scope to add further value down the track.

Outside, you'll love the expansive undercover entertaining area—ideal for year-round gatherings—as well as the fully fenced backyard, perfect for children and pets. A brick double garage provides secure parking and additional storage.

Located just a short walk from the local shop and close to public transport, schools, and both Kingston Town and Channel Court shopping centres, the home is just minutes from Kingston and Blackmans Bay beaches and only a 15-minute commute to Hobart

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FOR SALE

Please Call

AGENTS

Simon Parsons

0438 296 830

sparsons@ljhookerpinnacle.com

Taya Parsons

0424 143 648

tparsons@ljhookerpinnacle.com

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**

CBD.

Currently leased until January 2026, the property offers immediate rental income and strong appeal for those seeking a smart and secure investment. Rates are approximately \$2,100 per annum.

A solid home in a superb location—37 Ash Drive is one not to miss. Contact Simon or Taya today to arrange a time to inspect this great value family 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	FQJ1F
Property Type	House
House Size	112 m2
Land Area	736 m2

Simon Parsons 0438 296 830

Owner | Managing Director | sparsons@ljhookerpinnacle.com

Taya Parsons 0424 143 648

Owner | Business Coordinator | tparsons@ljhookerpinnacle.com

LJ Hooker Pinnacle Property (03) 6272 8177

402 Main Road, GLENORCHY TAS 7010

pinnacleproperty.ljhooker.com.au | hello@ljhpinnacle.com.au

