



50 Beach Road, KINGSTON BEACH, TAS 7050

Charming Californian bungalow with postcard views

Charm, style and comfort have been effortlessly combined in this beautifully restored Californian bungalow. A unique and distinctive character home, one of the original beach houses built in the 1920's within the Kingston Beach Village historic precinct. From this prized elevated position just above Beach Road, you are treated to spectacular views of the River Derwent and Kingston Beach Golf Course plus you're only a short stroll from bustling cafes, popular shops and picture-perfect beaches.

TYPE: Sold

INTERNET ID: R24430206

SALE DETAILS

Offers over \$1,560,000

The spacious and versatile layout can be adapted to suit your needs with a two-storey main residence and a separate studio/workshop. Currently in use as a ceramics studio the workshop it is equipped with three phase power and represents excellent potential for future business developments.

From the front verandah, you are welcomed inside where you will find a light-filled lounge room complete with pure wool carpet, feature lighting and a cosy wood heater. Gorgeous Tasmanian oak floorboards flow throughout the generous sunroom, dining area and kitchen. The well appointed kitchen features quality appliances, an integrated dishwasher, rangehood and generous counter tops.

A bedroom, bathroom, separate toilet, laundry and a flexible living area (which could work as a fourth bedroom) are also on this main floor with ample built-in storage. Two large bedrooms and a two-way ensuite await upstairs alongside an expansive study with sensational postcard views of the golf course and Derwent River that are sure to leave you in awe.

Adding to the extensive list of features is the LED lighting, two panel heaters, an outdoor entertaining area, level parking for 6 cars, driveway access around the house and to the studio, a storage shed and the studio/workshop equipped with a wood heater, 3 phase power offering enormous future potential (STCA). This incredible offering is set on more than half an acre of land (2,111 sqm approx.) with established manicured gardens, fruit trees, a vegetable garden, a private northerly aspect, level access from the driveway to the home and direct access to Beach Road.

For families, there are schools, picturesque parks and handy public transport links close by while the busy shopping hubs of Channel Court Shopping Centre and Kingston Plaza are just minutes away.

- Land Area 2,111.00 square metres
- Building Area: 211.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 8

CONTACT DETAILS

Elders Hobart
5 Victoria Street
HOBART, TAS
03 6220 6999

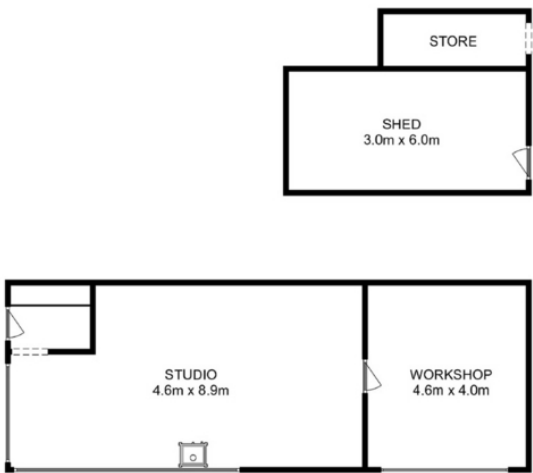
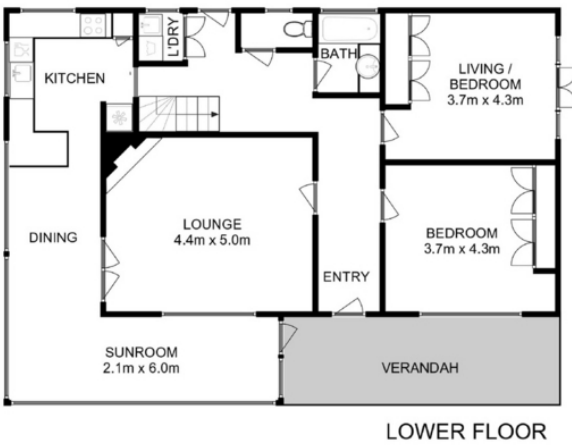
Todd Stevenson
0438 295 604











Total Approx. Floor Area : 211 sqm
 Total Approx. Outbuilding Area : 90 sqm

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