



## 87 Roslyn Avenue, KINGSTON BEACH, TAS 7050

### Contemporary single-level living with views

Beautifully updated and perfectly positioned, this contemporary family home offers an enviable lifestyle in Kingston Beach. Stylish, low-maintenance and wonderfully functional, it combines modern comfort with beachside convenience â## an ideal fit for families, downsizers and professionals alike.

Inside, the home feels light, warm and welcoming from the moment you step in.

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**TYPE:** For Sale

**INTERNET ID:** R24841714

**SALE DETAILS**

**Offers over \$865,000**



Tasmanian oak floorboards add natural elegance throughout the living areas, while the newly renovated kitchen impresses with quality finishes, excellent storage, and a clever server hatch connecting to the dining and lounge. From the main living spaces, views of Kingston Beach add a beautiful sense of connection to the coast and reinforce the home's superb position.

The versatile floorplan offers four bedrooms, or three plus a dedicated study for those working from home. Both bathrooms have been beautifully updated, with the ensuite featuring a walk-in shower and the family bathroom offering a separate bath and shower. A powder room adds further practicality, along with the refurbished laundry.

Set on a single level and constructed in solid brick, the home delivers effortless living. Outdoors, the terraced and landscaped gardens, paved barbecue area and sunny deck create inviting spaces to relax or entertain. Parking is exceptional, with a double garage plus a single carport – an ideal setup for families, hobbies or additional storage.

The lifestyle on offer is outstanding. With a bus stop at your doorstep, St Aloysius Catholic School a short stroll up the street, and Kingston Beach just a five-minute walk away, everything you need – caf s, coastal walks, the dog beach, and village amenities – is close at hand.

Beautifully presented, impressively located and thoughtfully upgraded, 87 Roslyn Avenue is a standout opportunity to secure a quality home in one of Tasmania's most desirable beachside suburbs.

- Land Area 779.00 square metres
- Building Area: 150.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Single carport

#### CONTACT DETAILS

**Elders Hobart**  
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Total Approx. Floor Area : 150 sqm  
Total Approx. Outbuilding Area : 50 sqm

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