

100 Bree Road, Hamilton, Vic 3300



Sold House

Saturday, 13 April 2024

100 Bree Road, Hamilton, Vic 3300

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 1239 m2

Type: House



Bridget Fry
0355711404



Nic Cullinane
0409711641

\$300,000

This cute as a button period charmer merges the lines between style, character and space to bring you a dream entertainers haven. From the moment you arrive at the gorgeous front picket fence you are greeted with elegant roses and their amazing perfume that is a pure delight to the senses and simply welcomes you home. This exquisite house secures period high ceilings, a delightful colour pallet and flexible floorplan. The home is set toward the front of this massive 1,239m² (approx.) parcel of land and with an oversized double side carport, allowing an abundance of scope to subdivide this huge property (subject to council approval). For the savvy investor amongst you, this potential packed gem will have your accountant smiling from ear to ear and you laughing all of the way to the bank! Offering 3 great sized bedrooms (the 3rd bedroom has potential as a 2nd living zone and includes a split system), separate study/home office, central bathroom (including oversized shower, spacious vanity and toilet – PLUS a further separate toilet at the rear of the home), well-appointed kitchen (including modern double oven, stainless steel sink and an abundance of cupboard and bench space) and dining area flowing through to the light drenched living area (including updated gas heater and ceiling fan). For the entertainers amongst you, the hero of this gorgeous home is the lush enclosed Alfresco area (including pot belly), that runs the entire width of the house and will have you hosting friends and family all year round! To round out this sensational package, the low maintenance grounds secure a large garden shed, good fencing, established trees and quaint zones for relaxing and barbequing, creating a multitude of flexible options for the astute buyer. Whether as an owner-occupier or investor, this prime growth corridor offers multiple options on the doorstep of the Pedrina Park Sporting Reserve, the thriving town centre, terrific local schools, Hamilton Golf Course, the lush Lake Hamilton and the multi-million-dollar HILAC indoor sports and aquatic centre. This magnificent location is only a 20-minute drive to Dunkeld as the gateway to the Grampians, 45 minutes to Port Fairy beach or a 1-hour drive to Warrnambool and the start of the world-famous Great Ocean Road. A truly rare and exclusive opportunity awaits you!