

12 Alexandra Parade, Hamilton, Vic 3300



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 583 m2

Type: House



Bridget Fry
0355711404



Nic Cullinane
0409711641

\$650,000

Enviably set in a quiet cul-de-sac in the absolute heart of the town centre, this beautiful architecturally designed two-storey home delivers light drenched living spaces on a scale and opulence rarely found. Arguably positioned in the best location within Hamilton, unbelievably you are only a short 100 metres stroll to the main cafe and shopping precinct. Designed by award-winning DPA architects in Geelong, this boutique one-of-a-kind property merges the lines between form and function to provide a low maintenance private sanctuary that is a pure delight to the senses. Presented in a class of its own, this property perfectly combines contemporary architecture, period charm and a genuine lifestyle focus. Featuring the warmth of authentic timber parquet flooring and expansive window views, the heart of this property is captured in the open plan kitchen/living area (with stone bench tops, wall mounted Miele oven, 4 burner Miele cooktop, dishwasher, large pantry and an abundance of custom-made cabinetry) that flows effortlessly out to the low maintenance courtyard. Offering 3/4 bedrooms and 3 bathrooms (main bedroom with ensuite), the flexible floorplan offers a variety of accommodation options over two levels. Set on an immaculate 582m² parcel of land, this property has been designed for easy living with the evergreen artificial lawn and elegant rose garden overlooking an expansive council-maintained verge that feels like it's part of your own front yard – but with none of the up-keep! Professionally constructed as the builder's own home, the high-quality finishes and workmanship found in this property are simply remarkable. Complete with central heating, A/C split systems, double carport (plus garage) and private driveway entrance, this stunning home is ideal for so many purposes. Whether as an owner-occupier or investor, the prime location offers multiple options – most notably, as an AirBNB it would provide incomparable rewards on the doorstep of the Hamilton town centre, local schools, Melville Oval and HILAC sports centre. This magnificent location is only a 20 minutes 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!