

# 13 Station Street, Hamilton, Vic 3300

## House For Sale

Friday, 10 May 2024



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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1257 m2**

**Type: House**



Bridget Fry  
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Nic Cullinane  
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**\$525,000**

Presenting this exquisite and rare old Station Masters residence that is often sought after, yet seldom found and is enviably set in the heart of prestigious Church Hill, in a prime position that will impress the most fastidious of buyers. Presented in a league of its own with the ultimate combination of gorgeous character features and grand land size, that blurs the lines between lifestyle focussed living, epic unlimited subdivision potential or thriving business site (Subject To Council Approval). From the moment you arrive at the exquisite vintage front door the grand scale of this dreamy home welcomes you in – from the 10 foot (approx.) high ceilings to the divine hallway fret work and timber wall detailing, this charming property will ignite the senses and brings an instant feeling of warmth and serenity. Enviably located on a vast 1,257m<sup>2</sup> (approx.) block with established and low maintenance gardens, a massive oversized double carport plus single lock up garage (on concrete), plus a spacious carpark for an abundance of off-street parking for client, caravan or boat storage – this property is only limited by your imagination. The heart of this home is captured in the stunning modern kitchen (with lush stone bench tops, gas cook top, 600mm undermount oven and an abundance of storage) overlooking the light drenched open plan living and dining area (with ceiling fan, split system and gas log fire) and leads out to the vast paved undercover alfresco area (including Cafe blinds) that will have you entertaining friends and family all year round. Securing 3 great sized bedrooms (Master with Ensuite and all with built in robes) and a well-appointed central bathroom (with classy neutral colour pallet, large vanity, private shower, toilet and impressive corner spa bath). For the savvy investor amongst you, there is strong and simple subdivision potential (Subject to Council Approval) to separate the carpark section from the home – an exciting step that will have your accountant smiling from ear to ear and you laughing all of the way to the bank. In real estate investing, there is only 1 rule that matters and that is location – and this highly sought after location is genuinely second to none! What is on offer at this breathtaking opportunity exceeds the standard property investment and secures you a magnificent lifestyle investment for now and the future! This quiet and tightly held pocket of Church Hill sets you 160 metres to the enchanting Botanical Gardens, 100 meters to Trotters Bus Coaches or 600 metres to the bustling town centre and thriving Cafe strip. Whether as an owner-occupier, business or investor, this prime location offers multiple options – most notably, as an AirBNB it would provide incomparable rewards on the doorstep of the Hamilton town 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!