

# 15 McPhee Street, Hamilton, Vic 3300



## Sold House

Sunday, 13 August 2023

15 McPhee Street, Hamilton, Vic 3300

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1 m2**

**Type: House**



Bridget Fry  
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**\$620,000**

Subdivision Planning is Approved and ready to go for this fabulous 3 Lot development! Ideally set on a lush 3.7 Acre (approx.) block, in this exciting growth corridor, this exquisite acquisition offers 4 sensational opportunities: 1) Leave as is, and enjoy a fabulous renovated 3 bedroom family home on 3.7 Acres (approx.) OR COMPLETE THE APPROVED SUBDIVISION AND SECURE: 2) LOT 1 - Block on 1.8 Acres (approx.) 3) LOT 2 - Renovated 3 Bedroom house on 704m<sup>2</sup> (approx.) 4) LOT 3 - Block on 1.82 Acres (approx.) This once in a lifetime portfolio addition is a pure delight to the imagination and will let your dreams run wild with all the possibilities! The home itself is fully renovated from the ground up and secures a vast open plan kitchen (including 900mm oven with 5 burner cooktop, dishwasher, double sink and huge corner pantry) area that overlooks the light drenched dining and living area (with split system and ceiling fan), 3 great sized bedrooms (2 with built in robes), stunning central bathroom (with luxurious built in bath, large vanity, corner shower, private toilet and modern square tapware), epic storage room, separate laundry plus a second toilet at the rear of the home. This charming, immaculate and fully renovated home merges the lines between contemporary masterpiece and location focussed sanctuary... with either its own low maintenance grounds (including a single lock up garage and 2 garden sheds) or the most magnificent acreage you have ever seen! Packed to the brim with potential for the family to run around or laughing all the way to the bank with the amazing subdivision set up - this property is currently Hamilton's most exciting prospect! This quiet oasis genuinely exceeds the standard property investment and presents for you a magnificent lifestyle or dream portfolio investment for now and the future! Securing easy access to the thriving town centre, fabulous local schools, the amazing Lake Hamilton (with its magical walking tracks, parks and fishing spots), Botanical Gardens, parks and the multi-million-dollar HILAC indoor swimming and sporting facilities - this attractive location truly has it all! This magnificent location also secures you a 1-hour picturesque drive (in two different directions) to set you amongst the enchanting Halls Gap and Grampians Ranges or Port Fairy and Warrnambool and the world-famous Great Ocean Road.