

17 Westacott Street, Hamilton, Vic 3300



Sold House

Wednesday, 24 April 2024

17 Westacott Street, Hamilton, Vic 3300

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 845 m2

Type: House



Bridget Fry
0355711404



Nic Cullinane
0409711641

\$309,000

Two street frontages! Yes, you read that correctly – this potential packed gem is filled to the brim with exciting opportunity that will let your imagination run wild and have you laughing all of the way to the bank! Presented in the heart of charming Church Hill, this rare opportunity is fabulous as it is, or offers a very easy subdivision right across the middle (subject to council approval) where you can build another dream home or simply sell off the block and pop your feet up for a while as you enjoy your savvy investment decision. The home itself has weatherboards underneath the cladding and with a bit of elbow grease, a paint brush and some vision could be restored to its former glory as a charming mid-century cottage. Perfectly liveable as it is, you can move in and enjoy from day one, or for the renovators amongst you, the hard work has already been started with the home being fully restumped and leaving only the fun cosmetic items left to play with. From the moment you arrive at the private front veranda, you are welcomed home by the private street scape and lush established trees – a rocking chair may be an essential investment to complement this lovely property. Set on a lush 845m² (approx.) block, this elegant home secures 3 great sized bedrooms (with robes), a central bathroom (with separate toilet), stunning central living room (including split system, fireplace opening and charming built in library) flowing through to the light drenched dining and updated kitchen (including 4 burner gas cook top, undermount oven, dishwasher, double stainless steel sink, pantry and coffee station) capturing picture perfect vistas across the expansive rear yard. Completed with a single lock up garage (that has had the cladding removed already), storage shed and a separate garden shed. Set just one block from the esteemed Botanical Gardens, two blocks from the thriving town centre and a stone's throw to the peaceful Grange Burn walking tracks taking you around Lake Hamilton and back. This magnificent location is a 20-minute drive to Dunkeld - 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. Combining location, charm and potential, this lush opportunity is a delight for the most fastidious buyers.