

18 Tennyson Street, Hamilton, Vic 3300

House For Sale

Thursday, 14 December 2023



18 Tennyson Street, Hamilton, Vic 3300

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 610 m2

Type: House



Bridget Fry
0355711404



Nic Cullinane
0409711641

\$339,000

Ideally set amongst this highly sought-after and quiet town pocket, this charming home merges the lines between investors delight and location focussed sanctuary. This exquisite and low maintenance gem is a delight to the senses and is focussed on taking advantage of this quiet family friendly pocket, with peaceful and plush grounds. Enviably set on a private and low maintenance 610m² (approx.) block, this immaculate home offers a welcoming and neutral colour palette that will pull at your heart strings from the moment you arrive at the elegant front veranda. Offering an open plan kitchen (including freestanding oven with 4 burner gas cooktop, stainless steel sink and an abundance of cupboard and bench space) that opens up across the spacious dining area and flows through to the light drenched living area (including gas heater and split system). Securing 3 great sized bedrooms (2 with built-in robes), plus a lovely rear Sunroom and a fabulous central bathroom (including shower, bath, vanity, and separate toilet). To round out this sensational package there is a carport with easy house access, beautiful established grounds, a large garden shed and excellent fencing. Showcased as your very own tranquil retreat, this splendid beauty will draw you in to admire its charming finishes, calming clean lines and breathtaking central location that is a pure delight to the senses. **FOR THE SAVVY BUYER AMONGST YOU:** If you are looking at expanding your portfolio in a major way, this fabulous property would secure you an anticipated \$310 per week rental income – a lovely 5% return on your investment - that will have your accountant smiling from ear to ear and you laughing all of the way to the bank! Often sought after, yet very rarely found is a central town property that is also a quiet sanctuary, and this potential packed beauty secures you the chance of a lifetime and allows you to take advantage of having everything at your fingertips, but being tucked away in a quiet street oasis – this property exceeds the standard bricks and mortar investment and presents for you a genuine lifestyle investment for now and the future! Securing a 1 block walk to the fabulous Hamilton Outdoor Swimming Pool, 2 blocks to the thriving Town centre and its lovely Cafe strip, moments to the busy Hamilton Base Hospital, easy access to the Grange Burn Walking Tracks (taking you on a loop around Lake Hamilton and back) and the multi-million-dollar HILAC indoor swimming and sporting facilities - this attractive location truly has it all! 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!