

187 Rippon Road, Hamilton, Vic 3300

House For Sale

Wednesday, 8 May 2024



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Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 748 m2

Type: House



Bridget Fry
0355711404



Nic Cullinane
0409711641

\$459,000

This highly desirable 1945 Californian Bungalow merges the allure of mid-century architecture with space, grandeur and comforts of modern living. From the moment you arrive at the charming picket fence and wander up to the detailed double front door entry, you are reminded of why these character filled properties continue to be in such hot demand. Well deserving of the sentiment that "they don't build them like that anymore", this property is a significant nod to the master craftsmen of a bygone era and delivers hardwood flooring with detailed frame work and joinery as a master stroke. Complemented with a new roof, stunning plantation shutters, detailed retro ceiling roses and new energy efficient central heating and cooling HVAC system, this property embraces modern comforts amongst its old-world charm. Presented in pristine condition, this grand home offers 4 vast bedrooms (three with built in robes), a fabulous separate Study (that could easily become a sophisticated Walk In Robe), a central bathroom (including shower over bath, modern vanity and toilet (plus an extra and separate toilet at the rear of the home), 2 terrific living areas (both capturing their own respective picture perfect vistas), and a spacious light drenched dining area. The centre of the home is drenched in natural light and offers a spacious kitchen (including freestanding oven and grill, 4 burner gas cooktop, dishwasher, stainless steel sink, large breakfast bar and an abundance of cupboard and bench space) that flows effortlessly to the divine dining room or leads out to the paved undercover alfresco that will have you entertaining friends and family all year round. Complemented with established grounds including low maintenance garden beds, established trees, a veggie patch and flourishing orchard that will enchant throughout the seasons. To round out this sensational package, there is a double lock up garage (on concrete with side road access off Roscoe Avenue. Centrally located between picturesque Lake Hamilton, the thriving Hamilton Golf Course and the bustling Town Centre and Cafe precinct, this charm filled private oasis truly has it all. This magnificent location is 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. Simply move in here, pop the kettle on and enjoy this timeless masterpiece from day one.