

**197 Kent Road, Hamilton, Vic 3300**

**Professionals**

**House For Sale**

Friday, 26 January 2024

197 Kent Road, Hamilton, Vic 3300

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 617 m2**

**Type: House**



Melissa Ferrier  
0418299741



Sam Langley

**\$310,000**

Located in a quiet location on a 617m<sup>2</sup> block is this well presented three bedroom home. Features include new floor coverings throughout; lounge with gas heater and rev cycle air con; kitchen with plenty of cupboards and gas cooking; renovated bathroom with shower & vanity; separate toilet. This home offers plenty of back yard space for a garage if needed. The property presents as an ideal opportunity for an owner occupier or investor with an expected rental return of approx. \$290 - \$300 pw. Available for a quick settlement.