

**2/1 Hamilton Street, Broadmeadows, Vic 3047**



**Sold Townhouse**

Friday, 11 August 2023

2/1 Hamilton Street, Broadmeadows, Vic 3047

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 166 m2**

**Type: Townhouse**

**\$540,000**

Welcome to 2, 1 Hamilton Street, Broadmeadows! This stylish family home is a true gem, offering convenience and comfort in the heart of the area. Its prime location ensures easy access to local schools, shops, cafes, and public transport, making daily life a breeze for you and your family. But that's not all; Broadmeadows Valley Park is just a stone's throw away, granting you and your loved ones an opportunity to enjoy nature's beauty and recreational activities right in your backyard. The park features a dog park, playground, Football Club, Basketball court, and scenic trails, perfect for spending quality time with family and friends. The home itself is thoughtfully designed with your needs in mind. Boasting 3 bedrooms and 2 living areas, there's ample space for everyone to unwind and relax. The super-low maintenance courtyard adds an extra touch of ease to your daily living, allowing you to focus on what truly matters. Don't miss out on this must-see property, where every finer detail has been carefully considered to create a comfortable and inviting atmosphere. Take the opportunity to experience the charm and convenience of 2, 1 Hamilton Street, Broadmeadows, firsthand. You won't be disappointed! Make your move today - Contact C+M Residential.. 'Helping You Find Home..'

**THE UNDENIABLE:** • Brick & Rendered Townhouse • Built-in 2015 approx. • Land size of 166m<sup>2</sup> approx. • Building size of 14sq approx. • Foundation: Footings

**THE FINER DETAILS:** • Kitchen with Smeg electric appliances including induction cooktop, oven, dishwasher, stone benchtops, island bench, ample cupboard space, undermount kitchen sink, black tapware, finished with timber flooring • Sizeable open-plan meals & living zones with timber flooring • Converted 2nd Family area or single garage with engineered flooring • 3-Bedrooms with robes & carpeted flooring, master with walk-in robe • 1-Bathroom with shower, single vanity, combined toilet & tiled flooring • Powder room with single vanity • Separate laundry with a single trough, built-in cupboards & bench space • Split system heating & cooling in all main areas including bedrooms. Ornamental fireplace • Additional features include plantation shutters, pendant lighting, high ceilings with square ser throughout, a security alarm system, a timber staircase plus more • Street-facing home with established gardens, fruit trees, garden beds & lawns. Rear courtyard with decking • Single remote garage • Potential Rental: \$440 - \$480 p/w approx.

**THE AREA:** • Close to Broadmeadows Shopping Centre, Broadmeadows train station and bus hub • Surrounded by parks, reserves, gyms & local schools • And only 15km from the CBD with easy City Link and Ring Road and airport access • Zoned Under City of Hume - General Residential Zone

**THE CLINCHER:** • Enjoy the perks of Broadmeadows Valley Park right in your own backyard • Spacious 3 bedrooms and 2 living areas provide ample space for your family

**THE TERMS:** • Deposit of 10% • Settlement of 30/45/60 days Secure your INSPECTION Today by using our booking calendar via the REQUEST INSPECTION button... \*All information about the property has been provided to C+M Residential by third parties. C+M prides itself on being accurate, however, has not verified the information and does not warrant its accuracy or completeness. Parties should make and rely on their own inquiries in relation to this property.

Marwan Abdulwahed: 0420 647 396  
Curtis Cage: 0404 999 064