

# 26 Hamilton Court, Lalor, Vic 3075

LOVE & CO

## House For Sale

Saturday, 9 March 2024

26 Hamilton Court, Lalor, Vic 3075

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 915 m2

Type: House



Ilija Menkinoski  
0394652133



Jude Kattan  
0394652133

## **AUCTION THIS SATURDAY 13th April at 12:30pm**

Enjoy a peaceful court location with this much loved family home sitting on a massive allotment (approx 915 m<sup>2</sup>) that is sure to make an immediate impression with its spacious single level design, expansive garden surrounds and offers families an incredible opportunity to secure their future. Conveniently positioned with terrific access to the area's finest lifestyle amenities, walking distance to Dalton Village Precinct, only minutes to Epping and Lalor train stations, Lalor Plaza, Pacific Epping shopping centre, an excellent choice of primary and secondary schools, NMIT Polytechnic, recreational parklands, sporting clubs and easy reach to the M80 Ring Road Network for that extra commuting convenience to the CBD or out to Melbourne Airport. With an attractive red brick facade and inviting landscaped gardens, this beautifully appointed residence showcases light filled interiors with a contemporary style and exudes a warm ambience that flows throughout the entire home. Ready to move in and simply enjoy today with fabulous scope and exciting possibilities to further enhance over time, perhaps redevelop (STCA) or even LANDBANK for future capital growth. The choice is yours. Comprising formal lounge room, expansive open plan living and dining area with well equipped kitchen that includes gas cooktop, electric wall oven, dishwasher and plenty of cupboard space. Zoned to the back of the home are 3 robed bedrooms serviced by the family bathroom, a 4th or guest bedroom/study/playroom, separate toilet and laundry. Adding another dimension to an indoor/ outdoor lifestyle all year round is the covered alfresco area that is surrounded by beautiful lush gardens, creating a fabulous tranquil setting - your own private haven where you can relax, entertain and simply unwind. The ideal outdoor space for nature lovers, garden enthusiasts and the kids to run around, with so much land for pleasure and enjoyment. Additional features include: • Ducted heating • Split system climate control • Light fittings and window furnishings • Double garage • Separate large storage shed • Solar panels • Water tanks • Wide side drive for ample car accommodation including caravan or larger vehicles