

**28 George Street, Hamilton, Vic 3300**



**Sold House**

Friday, 25 August 2023

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**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 616 m2**

**Type: House**



Sonia Gillingham  
0355711004



Sam Groves  
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**\$260,000**

Situated on a manageable 616m<sup>2</sup> corner allotment, within walking distance to Lake Hamilton and the Grange Burn, this tidy, low maintenance property will tick all the boxes. The kitchen, dining and living rooms all span across the front of the two-bedroom home, and are bathed in natural light. Storage is plentiful in the kitchen, which features gas cooking and an island bench overlooking a dedicated meals area. This flows into the comfortable living room, with carpet, large windows, gas heating and an air conditioner. Each of the two bedrooms contains built-in robes and large windows, with an updated bathroom with vanity, shower and separate toilet situated close by. The fully enclosed backyard has vehicle access via double gates to a 5.9 x 5.9 metre garage, which provides parking for two vehicles. An established garden, garden shed, and a small decked area with ramp add to the overall package out here. The well-maintained and much-loved property would make an ideal investment or a comfortable, low maintenance home for an owner occupier. Contact us to arrange your inspection of this brilliant property today!