

**28 Leahy Street, Hamilton, Vic 3300**



**House For Sale**

Friday, 3 May 2024

28 Leahy Street, Hamilton, Vic 3300

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 712 m2**

**Type: House**



Sonia Gillingham  
0355711004



Torie Coomber  
0417212289

**\$249,000**

Positioned at the end of a quiet court, close to Baimbridge College and the school bus interchange, is this affordable two bedroom home on approximately 712m<sup>2</sup>. Entry is into the living room, which has a split system and charming French doors opening onto the front garden. This space opens directly into the kitchen and meals area, complete with a free-standing stainless steel electric oven with gas cooktop, gas wall heater and views over the backyard. The generously proportioned master bedroom has updated carpet and an entire wall of built-in robes. The bathroom sits beside the master bedroom and contains a shower, vanity and toilet. A smaller second bedroom also has built-in robes. External access is available from the laundry into the spacious rear yard, which contains a range of established fruit trees including a nectarine, kumquat, orange, lemon, loquat and apple. Two garden sheds provide plenty of space to store garden equipment and there is a carport providing undercover access to the home. This affordable, but well located property is positioned close to schools and sporting facilities and is available for a short settlement if desired. Contact Groves Real Estate to arrange your inspection today.