

# 3 Edradour View, Hamilton, Vic 3300

**Professionals**

## House For Sale

Saturday, 4 May 2024

3 Edradour View, Hamilton, Vic 3300

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 1545 m2

Type: House



Melissa Ferrier  
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Sam Langley  
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**\$1,250,000**

Considered to be one of Hamilton's most prestigious properties in both design and location, this is a rare opportunity to secure a unique property with stunning uninterrupted views of Lake Hamilton. The home was architecturally designed and built in 2014 and features a spacious modern home with two levels and is set on a 1,545m<sup>2</sup> block. The upper level comprises of a home office with built in desks, two separate living spaces, open plan well equipped kitchen, a master bedroom and a balcony, all with views of the lake. With fully retractable glass sliding doors and fly screens from the dining/living area this home easily blends from indoor to outdoor living. Other features include a well designed walk through robe and ensuite to the master bedroom, two bedrooms with WIR's, powder room, secret bar, a large main bathroom, ducted heating and cooling to all rooms, gas fire heater in living area, laundry with convenient outdoor access, storage room and internal access door from the garage. The lower level that is accessed by a timber staircase offers a large fully functional space that could serve as many purposes with a large games room, kitchenette, bedroom, walk in robe or storage room, bathroom, media room and its own access to patio areas and the yard. Some of the many other features of this property include a 13kw solar system, 10kw Tesla battery, fully fenced yard, established gardens, electric remote driveway entry gates and convenient access to the property from a sealed private road only minutes from the CBD. To arrange an inspection, please call Melissa Ferrier on 0418 299741