

3 Garton Street, Hamilton, Vic 3300



Sold House

Saturday, 28 October 2023

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Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 638 m2

Type: House



Bridget Fry
0355711404



Nic Cullinane
0409711641

\$470,000

Ideally set amongst this highly sought-after Hospital precinct in the opulent Lake Hamilton and thriving Town centre, this charming, updated home merges the lines between spacious masterpiece and location focussed sanctuary. This exquisite low maintenance gem is a delight to the senses and is focussed on taking advantage of this esteemed and quiet family friendly pocket with peaceful and secure grounds. Enviably set on a private and low maintenance 638m² (approx.) block, this solid home offers a welcoming and neutral colour palette that will pull at your heart strings from the moment you arrive at the cute front door. Offering an open plan kitchen (with undermount oven, luxurious 4 burner gas cook top, dishwasher, pantry, breakfast bar and an abundance of cupboard and bench space) that opens up across the spacious decked undercover Alfresco area and leads through to the tiled dining area (with wood fire) and the spacious lounge room. Securing 5 great sized bedrooms (Master with Walk In Robe, central heating and Ensuite), and huge well-appointed bathroom (with bath, vanity, shower and separate toilet). To round out this sensational package there is an oversized double lock up garage (on concrete with power) and separate garden shed, wood shed and solar panels. Showcased as your very own retreat, or splendid investment, this beauty will draw you in to admire its modern finishes, calming clean lines and breathtaking location that is a pure delight to the senses. CURRENTLY TENANTED: \$475 per week rental income until October 18th 2023 - with fabulous tenants who would love to stay on. Often sought after, yet very rarely found is a central town property that is also a quiet sanctuary, and this contemporary opportunity secures you the chance of a lifetime and allows you to take advantage of having everything at your fingertips, but being tucked away in a quiet street oasis – this property exceeds the standard bricks and mortar investment and presents for you a genuine lifestyle investment for now and the future! This magnificent location also secures you a 1-hour picturesque drive (in two different directions) to set you amongst the enchanting Halls Gap and Grampians Ranges or Port Fairy and Warrnambool and the world-famous Great Ocean Road.