

30 Burns Street, Hamilton, Vic 3300



House For Sale

Sunday, 10 March 2024

30 Burns Street, Hamilton, Vic 3300

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 836 m2

Type: House



Leeson White
0448226579



Penny Adamson
0407600767

\$590,000 to \$645,000 Sale By Set Date 12th Apr

Sale By Set Date - 1:00pm, Friday 12th April 2024A delightful C1860 Blue stone cottage, nestled in quiet English treelined street, is set on a spacious block of 836sqm. The Cottage has been lovingly restored and renovated over many years to achieve a quaint, unique and historic family home. Conveniently located within easy walking distance to Hamilton's restaurants, cafes, specialty shops and schools. A delightful entrance hall welcomes you to the home and introduces two quaint front living rooms with ornate period features present with a style and grace that flows throughout the home. A slow combustion wood heater ensures wonderful winter warmth and a feature box window, with pressed metal, is a lovely feature framing delightful garden outlooks. Kitchen has been beautifully renovated with fresh cream cabinetry and stone bench tops and is complete with a Belling Oven, Gas Cooktop, Asko dishwasher and striking baltic pine ceilings and leads through brick arch way to a lovely dining room. A north facing sitting room, also complete with slow combustion wood heater opens to rear outdoor entertaining area and expansive rear garden. The master bedroom is located on the ground floor and is simply delightful, french doors open to a private side garden court yard and there is an expansive en suite complete with claw foot bath, shower toilet and well sized vanity and walk in robes. Two expansive bedrooms are located up a feature central stair case and each room is well sized flooded with natural northerly light and has their own en suites and walk in robes and split systems for year round comfort. A feature north facing window in each room floods the room with natural light and overlooks Rose Cottages' rear garden. A double garage is well sized and complete with remote door access and rear pedestrian door to garden, a rear roller allows convenient access to rear garden and second shed. Hamilton is a delightful country town with exceptional education offerings, is a service centre for western district farmers and is an easy drive to the picturesque Grampians, White Sandy beaches of Port Fairy and the delightful wine regions of the Conawarra. This is a beautiful, idyllic, quaint, historic bluestone family home set in a cottage garden with delightful north facing entertaining - inspection will delight!