

31 Clarendon Street, Hamilton, Vic 3300

Sold House

Saturday, 2 September 2023



31 Clarendon Street, Hamilton, Vic 3300

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 708 m2

Type: House



Nic Cullinane
0409711641



Bridget Fry
0355711404

\$399,500

Offering this prestigious 1940s Californian Bungalow located in one of Hamilton's most sought-after streets in the tightly held Golden Triangle between the stunning Lake Hamilton (and its enchanting walking tracks), the essential local Hospital and the thriving Town Centre with its amazing Cafe Boutique shopping precinct. This elevated and charm filled period gem is a delight to the senses from the moment you arrive and boasts two vast living areas, 3 sizable bedrooms and beautiful established grounds. Set on the high side of Clarendon Street, the large elevated front veranda is ideal for your morning coffee and captures stunning uninterrupted views over Mt Dundas and to the south of Hamilton. On entry the luxurious high ceilings welcome you home and lead you through to the formal lounge with a mesmerising bay window, detailed ceiling rose, stunning lead light windows and open fireplace with large mantel and classy original double doors that flow effortlessly through to the second living area with a further elegant bay window, detailed ceiling rose, ceiling fan and the lovely comfort of a split system. Complemented with 3 great sized bedrooms (Master Bedroom with triple built in robes, Split System, plus ceiling fan and a further 2 spacious bedrooms with an abundance of natural light), securing easy access to the well-appointed central bathroom with shower, vanity and toilet. The heart of the home is captured in the quaint Kitchen (including freestanding oven, with grill and 4 burner electric cooktop, Split System and an abundance of storage and bench space with a plethora of natural light. To round out this sensation package there is a 2nd Toilet (with outside access), separate Laundry and convenient mudroom. For the entertainers amongst you, the fabulous rear undercover private North facing Alfresco will have you hosting family and friends all year round and overlooks the low maintenance and secure backyard. Completed with a convenient front carport and side driveway offering copious amounts off-street parking that goes through to the Double Lock Up Garage (on concrete with lights, power and work bench), plus a bonus shared driveway with further access to this garage. Every week we receive this phone call... Find us a great home in a sensational location ... well, we have sensational news – THIS IS IT!!! This magnificent location is only a 25-minute drive to Dunkeld as the gateway to the Grampians, 45-minute to Port Fairy beach or a 1-hour drive to Warrnambool and the start of the world-famous Great Ocean Road. What is on offer at this potential packed retreat secures you a peaceful community and lifestyle investment, for now and the future.