

32 College Street, Hamilton, Vic 3300

Sold House

Friday, 8 September 2023



32 College Street, Hamilton, Vic 3300

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 803 m2

Type: House



Bridget Fry
0355711404



Nic Cullinane
0409711641

\$360,000

Ideally set in this quiet court amongst the highly sought-after College district and the opulent Hospital precinct, this light drenched home merges the lines between low maintenance living and a location focussed sanctuary. This exquisite gem is focussed on taking advantage of this esteemed and quiet family friendly pocket with peaceful, secure and plush grounds that take advantage of overlooking the quiet showgrounds. Enviably set on a private and low care 803m² (approx.) block, this stunning home offers a welcoming and neutral colour palette that will pull at your heart strings from the moment you arrive at the elegant front door. Offering an open plan kitchen (including an updated freestanding oven with 4 burner cooktop, double sink and an abundance of cupboard and bench space) that opens across the spacious dining area and flows effortlessly through to the vast living area (with split system). Securing 3 great sized bedrooms (with built-in robes), and a fabulous renovated central bathroom (with corner shower, bath, large vanity and separate toilet). To round out this sensational package there is a carport with direct undercover house access, single lock up garage (on concrete) with beautiful established shrubs, thriving lemon trees and well-manicured grounds. Showcased as your very own tranquil retreat, this neat beauty will draw you in to admire its modern updates, calming clean lines and breathtaking location that is a pure delight to the senses. Often sought-after, yet very rarely found, is a central town property that is also a quiet sanctuary, and this exciting 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 court oasis – this property exceeds the standard bricks and mortar investment and presents for you a genuine lifestyle investment for now and the future! Securing easy access to the thriving town centre, the epic Hospital or the amazing Lake Hamilton (with its magical walking tracks, parks and fishing spots), Botanical Gardens, parks and the multi-million-dollar HILAC indoor swimming and sporting facilities - this attractive location truly has it all! 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.