

33 Clarke Street, Hamilton, Vic 3300

House For Sale

Monday, 22 April 2024



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Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 932 m2

Type: House



Bridget Fry
0355711404



Nic Cullinane
0409711641

\$720,000

Combining contemporary architectural brilliance and attractive Victorian period features, this large property makes it a pleasure to host friends and family. From the moment you open the handsome original front door you are welcomed by an impressive list of features including 11-foot ceilings, detailed fretwork, and ceiling roses. Set on a private tree-lined 932 m² (approx.) block, this elegant home on sought-after Church Hill displays picture-perfect vistas of church spires and College clock tower and is just a block to the thriving town centre with its boutique shopping and excellent cafés. Offering four great sized bedrooms - master including ensuite, and 3 with built-in robes and split systems, ducted vacuum system, central heating and cooling, lush family bathroom with double vanity, spacious shower, claw foot bath and separate toilet. Two generously sized living rooms, the first including a slow combustion heater and opening up to the rear deck, and the second capturing tranquil views with easy access to the paved courtyard, and a fabulous light-filled dining area with a delightful outlook. The heart of this home lies in the very large kitchen, with freestanding Ilve cooker, Miele dishwasher, double stainless-steel sink and an abundance of cupboard and bench space with a calming vista across town, leading out to the undercover jarrah deck. Complete with concrete driveway, oversized single lock up garage with remote access, separate workshop zone, all on concrete, with lights and power. Great sized garden shed, 5 kW solar panels, 13,000 L rainwater tank, and excellent fencing, this stunning home exceeds the standard property expectations. To round out this sensational package, the grounds offer established trees, manicured and low maintenance garden beds, mature fruit trees and beautiful lawn. Set just two blocks from the esteemed Botanical Gardens, one block from the Hamilton outdoor pool and close to the Grange Burn walking tracks taking you around Lake Hamilton and back. This magnificent location is a 20-minute drive to Dunkeld - gateway to the Grampians, 45 minutes to Port Fairy beach or a 1-hour drive to Warrnambool and the start of the world-famous Great Ocean Road. This classy country retreat has it all and will satisfy the most fastidious of buyers.