

358 North Boundary Road, Hamilton, Vic 3300

House For Sale

Friday, 16 February 2024



358 North Boundary Road, Hamilton, Vic 3300

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 580 m2

Type: House



Bridget Fry
0355711404



Nic Cullinane
0409711641

\$280,000

Offering an exciting low maintenance home or easy portfolio addition, this neat as a pin property secures you exceptional accommodation and shedding that will let your imagination run wild! Enviably set on an immaculate 580m² (approx.) parcel of land that secures you picture perfect outlooks across the highly sought after Pedrina Park grounds and is offered in this exciting high growth corridor. Welcomed home with a neutral colour pallet and abundance of natural light, this solid home is an impressive asset and secures 3 good sized bedrooms, a spacious living area (with central heating and cooling throughout), renovated bathroom (with walk in shower and separate toilet), open plan dining area to the kitchen (including freestanding oven and grill with 4 burner gas cooktop, large fridge space, pantry and an abundance of cupboard and bench space). To round out this sensational package, there are 12 Solar Panels and an oversized double lock up garage (on concrete, with lights, power, remote control roller doors and side personal access door), and separate well-appointed garden shed (on concrete). INVESTORS: For the savvy buyer amongst you, if you are looking at expanding your portfolio in a major way, this fabulous property would secure you an exciting \$290 per week return - locking you in for an easy 5.5% return on your investment - this will have your accountant smiling from ear to ear and you laughing all of the way to the bank! Securing an easy access across the road to Pedrina Park and HIRL and its picture-perfect walking trail or moments to the thriving town centre, multi-million-dollar HILAC indoor swimming and sporting facilities and the divine Lake Hamilton and its amazing walking tracks and parks - this solid and private property truly has it all! This excellent location also has you at a lovely 20-minute picturesque drive to set you amongst Dunkeld and the enchanting Halls Gap ranges or a 1-hour drive to Warrnambool and the world-famous Great Ocean Road. A truly rare and exclusive opportunity awaits!