

**37 Hamlyn Avenue, Hamlyn Heights, Vic 3215**



**House For Sale**

Tuesday, 2 April 2024

37 Hamlyn Avenue, Hamlyn Heights, Vic 3215

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



**Matt Plunkett**  
0418386796



**Nicholas Allison**  
0439805718

**\$670,000 - \$710,000**

Positioned in a peaceful and convenient pocket of sought after Hamlyn Heights, this original home set on an expansive 828m<sup>2</sup> (approx.) allotment with rear access, offers a multitude of options to the astute purchaser. With scope to update, renovate, extend, subdivide or develop (STCA) this exceptional property offers endless potential to add value in a growing market. Located within walking distance of the Vines Road shops and cafes, local primary and secondary schools, parks and sporting facilities, 5 minutes (approx.) from the Ring Road and 10 minutes (approx.) from the CBD, this address accommodates a fantastic family friendly lifestyle with easy access to all amenities. Set on neatly maintained grounds, the home retains its original charm. Three bedrooms include built-in robes, serviced by a central bathroom and separate powder room. A large living and dining area at the rear overlooks the backyard, and the adjoining kitchen is equipped with an updated oven and cooktop, with a servery window to the dining. Outdoors, the orientation of the block captures the north-facing sun, with a large lawn area, established trees, and excellent rear access to garaging with workshop space. Great for families, nearby schools include Hamlyn Banks, Herne Hill and Holy Spirit Primary Schools, Western Heights, Clonard, St Joseph's Westcourt and Kardinia International Colleges, as well as local community facilities, Hamlyn Reserve and Bell Park Sports and Recreation Club. As Hamlyn Heights continues to gain popularity for its relaxed community atmosphere, outstanding local amenities, and central proximity, now is the time to secure this exceptional property and lay down your plans for the future.