

# 38 Mt Napier Road, Hamilton, Vic 3300

## House For Sale

Wednesday, 22 November 2023



38 Mt Napier Road, Hamilton, Vic 3300

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 957 m2**

**Type: House**



Bridget Fry  
0355711404



Nic Cullinane  
0409711641

**\$385,000**

This cute as a button renovated charmer merges the lines between style, character, and space to bring you a dream entertainers heaven. From the moment you arrive at the period front door you are greeted by the fabulous half wrap around undercover veranda and walk into a stunning entry with period height ceilings, gorgeous pine lining boards and a delightful colour palette that simply welcome you home. This exquisite home offers a rural feel from its quiet corner block and being enviably located on a sensational 957m<sup>2</sup> block (approx.) you get to secure your own private oasis. Offering 3 great sized bedrooms (Master with Built in Robes and 3rd bedroom with sliding door to private deck access), renovated central bathroom, beautiful and updated kitchen (including stainless steel double sink, dishwasher, undermount oven, 4 burner gas cooktop, pantry and an abundance of cupboard and bench space) that opens up to the light drenched living and dining area and effortlessly flows out to the entertainment focussed rear deck with fabulous undercover Alfresco area (including pot belly and power) that looks across the vast and low maintenance rear yard. Completed with central heating, split system, double carport, excellent fencing and a spacious workshop/garden shed and extra lean-to creating a multitude of flexible options for the astute buyer. Whether as an owner-occupier or investor, this prime growth corridor offers multiple options on the doorstep of the Hamilton town centre, terrific local schools, Hamilton Golf Course, the lush Lake Hamilton and the multi-million-dollar HILAC indoor sports and aquatic centre. This magnificent location is only a 20 minute drive to Dunkeld as the 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. A truly rare and exclusive opportunity awaits you!