

4/48 Clarendon Street, Hamilton, Vic 3300



Unit For Sale

Saturday, 4 May 2024

4/48 Clarendon Street, Hamilton, Vic 3300

Bedrooms: 2

Bathrooms: 1

Type: Unit



Bridget Fry
0355711404



Nic Cullinane
0409711641

\$235,000

Location! Location! Location! Cementing its position in this highly desirable pocket, just 1 block to the bustling local Base Hospital or moments to the thriving town centre and tranquil Lake Hamilton – this private rear unit will have you yielding a terrific rental return or enjoying a quiet sanctuary all year round. While this property is rock solid, it may also lend itself to some cosmetic updates, where a paint brush and updated carpet would come together to vastly increase the value of this spacious asset. For the visionary amongst you, and after a little bit of elbow grease, the savvy investor amongst you could secure a fabulous \$280 per week rental income providing an exceptional 6.2% return on your investment that will have your account smiling from ear to ear and you laughing all the way to the bank! Or for the fabulous homeowner amongst you, this exquisite location is a dream come true and will have you walking around the Lake or wandering to the beautiful local Cafes and divine Boutique shopping in a moment. Offering 2 great sized bedrooms (both with built in robes), central bathroom (with striking sky light and separate toilet), huge separate laundry (that could double as a walk-in pantry), open plan living and dining area with entertainment nook flowing effortlessly through to the well-appointed kitchen (including freestanding oven with 4 burner electric cooktop, stainless steel sink and an abundance of bench and storage space). This property is only limited by your imagination and will fire up your property portfolio! Privacy is guaranteed, and the tranquil low maintenance grounds welcome you home. Complemented with a wall heater and split system this potential packed unit truly offers it all! 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. Often sought after, yet very rarely found is a solid and potential pack property of this calibre – a truly rare and exclusive opportunity awaits you!