

**41 Lonsdale Street, Hamilton, Vic 3300**



**House For Sale**

Friday, 3 November 2023

41 Lonsdale Street, Hamilton, Vic 3300

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 779 m2**

**Type: House**



Sam Groves  
0355711004

**\$249,000**

On the fringe of the CBD is this triple fronted block which has street frontage to Lonsdale street, Kennedy street and Scoresby Street. The 3 bedroom home has a generous open living and kitchen area with a second living space that leads onto the outdoor entertaining area. With the white picket fence and double garage facing Lonsdale street this property could make for a great family home. The central location may also be viable for a future development site S.T.C.A. The property has been a high returning investment property for the last several years and some TLC could lead to the new owner benefiting from this ideally located home. The home is in need of some major structural repairs, the main of which will be the re-stumping of the house. Please note that inspections are strictly with the selling agent, contact Sam at Groves Real Estate for more details.