

**58 Carmichael Street, Hamilton, Vic 3300**



**House For Sale**

Thursday, 18 April 2024

58 Carmichael Street, Hamilton, Vic 3300

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 678 m2**

**Type: House**



Sonia Gillingham  
0355711004



Sam Groves  
0355711004

**\$399,000**

This charming Church Hill residence is conveniently nestled in between the Grange Burn and Hamilton's CBD. The superb location is the first of many boxes ticked, along with open plan living and a four car garage. Currently operating as a successful Airbnb and maintaining an 85% booking rate, this centrally located, three bedroom property is not only suited to owner occupiers, but investors alike. Filled with natural light, the property is welcoming from the second you step inside. It has been freshly repainted throughout, with a crisp white colour scheme accentuating the original timber floorboards. The functional kitchen has a gas cooktop, electric wall oven and dishwasher, paired with good storage and there is split system for comfort control. A family bathroom sits towards the rear of the home and contains a bath, shower, toilet and vanity. A sheltered alfresco area at the side of the property is paved and ideal for outdoor dining or a children's play zone. Aside from some semi-established trees, the spacious and fully enclosed backyard is largely a blank canvas. It contains a four bay garage with double roller door access and has good fencing. This brilliant property is a breath of fresh air and the Church Hill location, the icing on the cake! Contact the team at Groves Real Estate to arrange your inspection today.