

**59 Hopetoun Street, Mortlake, Vic 3272**



**House For Sale**

Tuesday, 7 May 2024

59 Hopetoun Street, Mortlake, Vic 3272

**Bedrooms: 2**

**Bathrooms: 1**

**Area: 1012 m2**

**Type: House**



Pia Falk

0417153961

**\$275,000**

The residence comprises of two bedrooms, study, separate living, dining, and kitchen. Central bathroom with separate w/c. Mudroom at the rear, undercover outdoor entertaining area and external laundry room. Situated on a substantial 1012m<sup>2</sup> right in the heart of Mortlake there is plenty of potential to extend and renovate to your content. Walking distance into Dunlop Street and amenities including, shops, parks, health services and schools. Mortlake is quiet pocket located on the Hamilton Highway Mortlake is well connected the West, back into Geelong and Melbourne, north to the Grampians and not to mention only 30 minutes from Warrnambool City and the coast. Currently leased to February 2025 at \$160 p/w