

# 6 Hamilton Street, Seddon, Vic 3011

J A S T E P H E N S

## House For Sale

Tuesday, 16 January 2024

6 Hamilton Street, Seddon, Vic 3011

Bedrooms: 3

Bathrooms: 1

Area: 224 m2

Type: House



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**\$790,000 - \$860,000**

• Beautifully refreshed single-fronted period home in one of Seddon's most prestigious pockets • Move-in ready with scope for further renovation + preserved period features • Perfect for first-home buyers, renovators and investors • Three bedrooms including a larger master with front garden views • Light-filled living room + adjoining kitchen/dining • Combined bathroom/laundry + separate toilet • Leafy paved back garden with freestanding third bedroom / freestanding studio • Easy street parking and potential for secure off-street parking via ROW access via rear laneway

Exuding the sophisticated elegance of a bygone era, this enviably situated three-bedroom residence presents a thrilling opportunity for buyers seeking a character home to renovate or investors ready to add a desirable rental to their portfolio. Recently refreshed, you'll live here comfortably while you plan a dream makeover and extension (STCA) or simply lease the home as is to tenants eager to enjoy the renowned Seddon lifestyle. Three bedrooms offer inviting accommodation, with the large master enjoying leafy front garden views and a freestanding bedroom / studio nestled within the back garden offering a private retreat for older kids or guests. The generous living room is elevated by a feature fireplace and kept comfortable by split-system heating and cooling, while the adjoining kitchen/dining space offers a neat-as-a-pin older-style kitchen and plenty of room for a dining table. The combined bathroom/laundry is complemented by a separate toilet, while outside a leafy paved courtyard offers plenty of private outdoor space to enjoy and the exciting scope to extend the home to suit your needs (STCA). The potential for off-street parking via rear ROW access presents another huge advantage in this superb walk-to-everything location. Why you'll love this location: Taking pride of place on one of Seddon's most picture-perfect streets, this inviting home puts the Seddon lifestyle right on your doorstep and the CBD less than 8km\* from home. Walk to Seddon Village in just four minutes\* to immerse yourself in its famously welcoming atmosphere, with streets lined with bustling cafes, renowned restaurants, boutiques and gourmet grocers. Enviably, Yarraville Village is also within easy walking distance, tempting you for a night out with friends at one of the village wine bars or a movie at the iconic Sun Theatre. Footscray's buzzing shopping and dining precinct is just five minutes\* away, while a range of shopping centres awaits within moments of home ensuring big-name and designer shopping is at your fingertips. Young families will love being able to stroll to Harris Reserve and Bristow Reserve to enjoy their much-loved playgrounds, while the prospect of easy walk-to-school mornings adds extra family appeal, with Yarraville West Primary School, St. Augustine's Yarraville and Footscray High School's Pilgrim campus all a stroll away. Drive to Yarraville Gardens, Cruickshank Park and Footscray Park in moments to enjoy a picnic with the kids and benefit from stress-free city access from Seddon Station and Middle Footscray Station, both within easy walking distance.

\*Approximate