

6 McMillan Street, Hamilton, Vic 3300



Sold House

Friday, 1 September 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 843 m2

Type: House



Bridget Fry
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Nic Cullinane
0409711641

\$280,000

Enviably set on a private 843m² (approx.) parcel of land, this neat and spacious property will let your imagination run wild! Great as it is, or it could lend itself to a couple of quick cosmetic updates, this elegant and vast home elegantly merges the lines between Epic Investment, Fun First Home and Private Oasis. The heart of the home is captured in the gorgeous open plan kitchen (with convenient island bench, freestanding oven with 4 burner gas cooktop, large stainless steel sink and an abundance of cupboards and bench space) that opens up across the light drenched dining and living area (with gas heater, built in mantel and wall mounted air conditioner) that flows beautifully out to the lovely concrete undercover Alfresco capturing sweeping views across the lush rear grounds. Offering 3 great sized bedrooms, well-appointed central bathroom (with disabled friendly shower, large vanity and separate 2-way toilet). To round out this sensational package there is single carport with convenient direct house access, a huge garden shed and established well-manicured gardens. This unique home would please a savvy investor with an anticipated rental return of \$310 per week securing an lovely 5.5% return on your investment that will have your accountant smiling from ear to ear and have you laughing all the way to the bank! Securing easy access to the thriving town centre with divine local boutique shopping and exceptional Cafes, the tranquil Lake Hamilton walking tracks with stunning parks and fishing spots, the amazing Hamilton Golf Course, and the multi-million-dollar HILAC indoor swimming and sporting facilities - this epic property truly has it all. This magnificent location is only a 25-minute drive to Dunkeld as the gateway to the Grampians, 45-minute to Port Fairy beach or a 1-hour drive to Warrnambool and the start of the world-famous Great Ocean Road. What is on offer at this potential packed retreat secures you a peaceful community and lifestyle investment, for now and the future.