

# 64 Milton Street, Hamilton, Vic 3300

## House For Sale

Friday, 26 April 2024



64 Milton Street, Hamilton, Vic 3300

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 781 m2**

**Type: House**



Bridget Fry  
0355711404



Nic Cullinane  
0409711641

**\$369,000**

This immaculate and low maintenance gem is a delight to the senses and is focussed on taking advantage of this esteemed and quiet pocket with peaceful, secure and simplified grounds. Enviably set on a private 781m<sup>2</sup> (approx.) parcel of land, this spotless home offers a welcoming and neutral colour palette that will pull at your heart strings from the moment you arrive and secures an abundance of living spaces that will have you enjoying hobbies and hosting friends and family all year round! Offering a light drenched kitchen (including wall mounted oven, grill, 4 burner electric cook top, dishwasher, double stainless-steel sink and an abundance of cupboard and bench space) that opens across the spacious dining area and flows through to the vast living room (the first of three living areas) that is complemented with a gas heater and split system. Securing 3 great sized bedrooms (2 with built-in robes), updated central bathroom (including large vanity, face level storage, shower and toilet), a second light drenched living area at the rear of the home, separate Rumpus Room (with easy access to the outside toilet) that will keep the kids entertained or is an excellent hobby enthusiasts or work from home space, large laundry with separate access to the third toilet), plus a sunroom off the garage for a tranquil afternoon retreat. To round out this sensational package there is an extra wide driveway (allowing easy access for boat or caravan storage) to the carport with excellent undercover house access and leading through to the spacious double lock up garage (on concrete with lights and power) that will cater for all your car and workshop needs. To round out this sensational package, there is high fencing, a garden shed and elegant rock landscaping. Often sought after, yet very rarely found is a central town property with space and minimal maintenance and this contemporary opportunity secures you an exciting opportunity that exceeds standard property investment and presents for you a genuine lifestyle investment for now and the future! Securing a moments access to the multi-million-dollar indoor swimming pool and sporting facilities (HILAC), the Conference Centre and Showgrounds, thriving town centre, excellent local schools, the amazing Lake Hamilton (with its magical walking tracks, parks and fishing spots) - this convenient location truly has it all! This magnificent location is only a 20-minute drive to Dunkeld as the gateway to the Grampians, 45 minutes to Port Fairy beach or a 1-hour drive to Warrnambool and the start of the world-famous Great Ocean Road. A truly rare and exclusive opportunity awaits you!