

9 Kalimna Street, Hamlyn Heights, Vic 3215



House For Sale

Tuesday, 7 May 2024

9 Kalimna Street, Hamlyn Heights, Vic 3215

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 650 m2

Type: House



Tom Butters
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Simone Collins
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\$590,000 - \$625,000

Designed for comfortable living and superbly located for lifestyle, this two-bedroom, one bathroom property represents an exceptional opportunity to enter a sought-after pocket of Hamlyn Heights. Positioned on a generous 650m² (approx.). This space presents an incredible opportunity for enhancement and renovations in a centrally positioned suburb. Located within perfect walking distance to Vines Road and Minerva Road shops, cafes, local parks, reserves. A variety of great schools nearby and easy access to the Ring Road for your convenience. The current foundations of the home feature. Main bedroom complete with built in robes and is serviced by the bathroom conveniently located in the centre of the home. Loungeroom located at the front of the house with access to the front decking. The kitchen is complete with ample cupboard space and is adjoining the separate dining room or alternatively smaller living zone. Cosy enclosed sunroom adjoins the laundry with plenty of room for the washer and dryer. A long driveway that leads to a single garage offers ample off-street parking. Outside provides an expansive backyard, perfect for outdoor activities and leisure. This property is currently rented out at \$350 per week with a price increase approximately \$365 per week in early June and currently on a periodic lease.