

# 9 Uren Court, Hamilton, Vic 3300



## House For Sale

Friday, 3 November 2023

9 Uren Court, Hamilton, Vic 3300

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 511 m2

Type: House



Sam Groves  
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**\$349,000**

This low maintenance property is situated in a quiet court close to Baimbridge College, the OTR service station and is only a short walk to the Hamilton CBD. This property provides a secure rental return or would suit a first home buyer. The master bedroom features a spacious walk in robe, a reverse cycle air conditioning unit and the main bathroom that has two access points. The main bathroom comprises of a shower, bath, vanity and separate toilet. The second access point to the bathroom can be located from the hallway. There are two further bedrooms that can be found in the property, both featuring built in robes. The kitchen/dining and living is open plan, the kitchen features gas cooking, a dishwasher and ample cupboard space. The open living area features a reverse cycle air conditioning unit and there is an additional living area which is located at the front of the property. Externally the property is situated on a low maintenance 511 m<sup>2</sup> block with secure fencing and an enclosed carport attached to the home. Perfect for pets or the young growing family. Hamilton is the central hub to the Western District, close to the Grampians mountain ranges, Great Ocean Road and the Wannon River. If you think this is your next dream home then contact the team at Groves Real Estate to arrange an inspection. Inspections are strictly with the selling agents.