

9 White Avenue, Hamilton, Vic 3300



Sold House

Saturday, 28 October 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 691 m2

Type: House



Bridget Fry
0355711404



Nic Cullinane
0409711641

\$255,000

Welcomed home with stunning polished timber floorboards and huge aluminium windows that flood the home with natural light, this solid gem is an impressive asset to any portfolio or an exciting first home that is an absolute delight to the senses! Enviably set on a lush 691m² parcel of land within walking distance to the divine Hamilton Golf Precinct and the picturesque Lake Hamilton Walking Tracks - this vast property merges the lines between convenient location and potential packed gem. Offering 3 great sized bedrooms, a fabulous light drenched living area (with Rinnai Gas heater), well-appointed family bathroom (with two-way toilet allowing access from outside), central dining area and a modernised kitchen (with new Westinghouse Dishwasher, Undermount Oven, 4 Burner Electric Cooktop, Pantry and an abundance of storage and bench space). To round out this sensational package, there is a huge double lock up garage, convenient garden shed and low maintenance grounds. FOR THE SAVVY BUYER AMONGST YOU: If you are looking at expanding your portfolio in a major way, this fabulous property would secure you an anticipated \$310 per week rental income – a whopping 6% return on your investment - that will have your accountant smiling from ear to ear and you laughing all of the way to the bank! Securing an easy access to the thriving town centre, or moments to the multi-million-dollar HILAC indoor swimming and sporting facilities - this neat, solid and private property truly has it all! This excellent location also has you at a lovely 25-minute picturesque drive to set you amongst Dunkeld and the enchanting Halls Gap ranges or a 1-hour drive to Warrnambool and the world-famous Great Ocean Road.