

91 North Boundary Road, Hamilton, Vic 3300



Sold House

Monday, 21 August 2023

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Bedrooms: 3

Bathrooms: 1

Area: 4046 m2

Type: House



Bridget Fry
0355711404



Nic Cullinane
0409711641

\$290,000

Enviably set on a lush 1 Acre (approx.) parcel of land with sweeping rear vistas across your 2 paddocks and beyond that make you feel you own even more land - this modest and potential packed home will ignite your imagination and allows an abundance of possibilities to flow! This adorable cottage offers stunning period features and secures opulent scale and potential! From the moment you see the quaint front picket fence, this property pulls at the heart strings! Welcomed home with 11-foot (approx.) ceilings, and key period features like the divine pine lining boards - this home is a true delight to the senses. Fabulous as it is, but lending itself to some updates, you could simply pack a paint brush & with some creativity and a few weekends of fun and this once in a lifetime home would feel completely new immediately and you would get to watch your asset soar in value - this home genuinely exceeds the standard property investment and presents for you a lifestyle investment for now and the future! Living on acreage will change your life and this lush property presents magnificent established redgum trees that present a dream setting. Like pets? You will love having pet lambs, horses or cows! Like motorbikes? You will love tearing around in your own back paddocks! Like serenity? There is not one neighbour in sight... enjoy all the peace and quite of your very own sanctuary! Like making money? With highly successful short term AirBNB holiday accommodation thriving in Hamilton, this opulent escape would be very well received! Offering 3 bedrooms, huge living area (with gas heater), light drenched and modernised kitchen (with delightful original oven, 5 burner gas cooktop, 900mm undermount oven, space for a dishwasher, wall pantry and an abundance of bench and cupboard space) well-appointed bathroom and spacious laundry. To round out this sensational package there is a large garden shed, town water connection and two well fenced paddocks - this is a great way to start your farming dreams and will capture the hearts and souls of the young and old alike. Completed with low maintenance landscaping and some beautiful established trees - this farm truly is a joy to the senses. Advantageously set just moments to the picture-perfect Lake Hamilton, Hamilton's bustling town shopping centre and cafe precinct plus easy access to an array of leading local schools and sporting facilities - this private property has it all. This magnificent location also has you at lovely 20-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. Every week we receive this phone call... Find us a great home, in a sensational location on a great parcel of land... well, we have sensational news - THIS IS IT!!!