

# 10 Tatlock Street, Hamilton, Vic 3300

## House For Sale

Sunday, 23 June 2024



10 Tatlock Street, Hamilton, Vic 3300

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 597 m2**

**Type: House**



Bridget Fry  
0355711404



Nic Cullinane  
0409711641

**\$499,000**

Presented in a league of its own, this bespoke one-off build by the incredible Noel Black, presents significant flexibility with wheelchair access at front of mind and timeless beauty beyond compare. From the moment you arrive at this solid brick sanctuary, you are welcomed home like a big warm hug. With a well-considered floorplan and charming finishes throughout this exquisite home presents warmth and cosiness as a masterstroke. Enviably set on a low maintenance 597m<sup>2</sup> (approx.) block, in this exclusive Hamilton Golf Club precinct, this quiet location enjoys a fabulous court like feel. The heart of the home is captured from the central kitchen (including 5 burner gas cooktop, wall mounted oven, microwave nook and pantry) that overlooks the dining and sitting area and flows effortlessly through to the spacious front lounge (including mantel, gas log fire and central heating) and out the gorgeous French doors to the Alfresco. Securing 3 good sized bedrooms (Master with large Ensuite), central bathroom, oversized laundry/home office and single lock up garage with direct internal access. To round out this sensational package the home is completed with central heating, split systems, ceiling fans and a fabulous rear paved undercover Alfresco that captures a tranquil outlook across the private and manicured grounds. Whether as an owner-occupier or investor, this prime growth corridor offers multiple options on the doorstep of the Hamilton town centre, terrific local schools, Hamilton Golf Course, the lush Lake Hamilton and the multi-million-dollar HILAC indoor sports and aquatic centre. 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!