

**149 Rippon Rd, Hamilton, VIC, 3300**



**House For Sale**

Thursday, 10 October 2024

149 Rippon Rd, Hamilton, VIC, 3300

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Bridget Fry

0355711404

## **Golf Anyone?**

This solid and spacious home caters for large families, investors and golfers alike and takes advantage of this beautiful setting overlooking the picture-perfect Hamilton Golf course with its established trees and manicured grounds and enjoying moments access to the incredible Lake Hamilton walking tracks and thriving town centre.

Enviably set on a private 824m<sup>2</sup> (approx.) parcel of land with convenient double side carport offering direct undercover access into the kitchen as the light drenched kitchen as the heart of the home (including undermount oven, 4 burner electrical cooktop, dishwasher, stainless steel sink and an abundance of bench and cupboard space) opening across the first of the two dining areas and leading out to the large decked undercover Alfresco that will have you hosting friends and family all year round.

Securing a scale rarely seen, this unique home offers 4 great sized bedrooms (with built in robes), 3 fabulous bathrooms (with the main including incredible sunken spa basking in the divine floor to ceiling window) and a well-considered laundry with an abundance of storage.

To complete this sensational package, the established low maintenance grounds secure an oversized lock up garage (on concrete with lights, power and work bench) that will have you conveniently enjoying hobbies in your own backyard or is excellent secure parking for your new Golf Cart.

Often sought after, yet very rarely found, is a central property that is also a quiet sanctuary and this potential packed gem exceeds the standard bricks and mortar investment and presents for you a lifestyle investment for now and the future.

Relish in this ideal location setting you moments to the flourishing town centre with its beautiful Boutique Shopping, excellent Cafes and Restaurants, ever changing Art Gallery and the incredible Hamilton Performing Arts Centre with tremendous daily performances from Australian and International acts.

Hamilton thrives as a buoyant farming community and embraces a quiet country lifestyle all while being supported by an abundance of award-winning local schools (from Kinder through to TAFE), a terrific hospital and all the major shopping outlets from Bunnings and Mitre 10 to Macca's and Kmart everything you can ever need is easily at your fingertips.

This magnificent location also enjoys 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 and Surf Coast.