

**15 Roberts Street, Hamilton, Vic 3300**

**House For Sale**

Tuesday, 25 June 2024



**15 Roberts Street, Hamilton, Vic 3300**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 603 m2**

**Type: House**



Bridget Fry  
0355711404



Nic Cullinane  
0409711641

**\$360,000**

Ideally set amongst the highly sought-after Lake district and the opulent Hospital precinct, this charming and modernised home merges the lines between contemporary masterpiece and location focussed sanctuary. This exquisite low maintenance gem is a delight to the senses and is focussed on taking advantage of this esteemed and quiet family friendly pocket with peaceful, secure and plush grounds. Enviably set on a private and low maintenance 603m<sup>2</sup> (approx.) block, this stunning home offers a welcoming and neutral colour palette that will pull at your heart strings from the moment you arrive. Offering an open plan kitchen (including 4 burner gas cooktop, undermount pyrolytic oven, double sink, pantry and breakfast bar) that opens up across the spacious dining area and flows through to the light drenched living area (including split system, gas heater and ceiling fan). Securing 3 great sized bedrooms (2 in the main home and 1 that could be easily set up in the separate bungalow) and a fabulous central bathroom (with corner shower and separate toilet). For the entertainers amongst you, the vast paved undercover Alfresco area will have you hosting friends and family all year round. To round out this sensational package there is a carport with direct under house access, cladding to ensure no maintenance is every required, a great sized garden shed and beautiful well-manicured grounds. Fabulous as it is, but filled with scope for further development, the huge roof pitch enables incredible internal attic heights and would easily lend itself to an epic attic conversion to further enhance this already amazing property. Showcased as your very own tranquil retreat, this splendid beauty will draw you in to admire its calming clean lines and breathtaking location that is a pure delight to the senses. Often sought after, yet very rarely found is a central town property that is also a quiet sanctuary, and this charming opportunity secures you the chance of a lifetime and allows you to take advantage of having everything at your fingertips, but being tucked away in a quiet street oasis – this property exceeds the standard property investment and presents for you a genuine lifestyle investment for now and the future! Securing a 3 block walk to the amazing Lake Hamilton (with its magical walking tracks, parks and fishing spots), 1 block walk to the busy Hamilton Base Hospital, easy access to the thriving town centre, divine Cafe precinct, Botanical Gardens, parks and the multi-million-dollar HILAC indoor swimming and sporting facilities - this attractive location truly has it all! This magnificent location also secures you a 1-hour picturesque drive (in two different directions) to set you amongst the enchanting Halls Gap and Grampians Ranges or Port Fairy and Warrnambool and the world-famous Great Ocean Road.