

**2 Roscoe Avenue, Hamilton, Vic 3300**

**Professionals**

**House For Sale**

Sunday, 23 June 2024

2 Roscoe Avenue, Hamilton, Vic 3300

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 631 m2**

**Type: House**



Sam Langley  
0458999766



Melissa Ferrier  
0418299741

**\$430,000**

This three bedroom, beautifully renovated Californian bungalow style home is an ideal choice for first time buyers or those looking to downsize. Located in a quiet street within walking distance of the Hamilton Golf Course, Lake Hamilton and minutes away from the CBD and medical facilities. Situated on an immaculate 631 sqm allotment this home boasts three generously sized bedrooms, the master featuring built in robes; a centrally located main bathroom with shower, vanity and toilet. A design that maximises space and comfort, with two living areas this property ticks all the boxes for a low-maintenance lifestyle. The formal living open to the kitchen a dining area with a gas log heater and split system heating and cooling for all year round comfort. Modern kitchen with great storage, functionality and access to the second living area. The kitchen boasts stainless steel appliances that include; dishwasher, electric cooking and gas stove top. The second living area with large windows, floorboards and an additional split system and gas heater that's situated at the rear of the home with an additional toilet and shower located in the laundry for added convenience. Enjoy outdoor living in the private backyard, complete with a concrete entertaining area overlooking the garden, ideal for alfresco dining; a garden shed that provides additional storage space; colourbond fencing and concrete driveway leading to the backyard. Don't miss this opportunity to make this house your home, call to arrange an inspection today!