

24 Brown Street, Hamilton, Vic 3300



House For Sale

Thursday, 7 December 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 613 m2

Type: House



Torie Coomber
0417212289



Sam Groves
0355711004

\$440,000

Located at 24 Brown Street, this property is just a couple of minutes' walk from supermarkets, coffee shops, restaurants and the Hamilton Botanic Gardens. Location being the obvious attraction of this house, it is certainly not the only positive. Firstly, it is a three bedroom, brick veneer home set on a very manageable 612 sqm allotment, with rear lane way vehicle access off French Street. The home is partly updated presents with polished hardwood floorboards, a modern kitchen and bathroom while still retaining the charm of it's 1950's era. There are multiple living areas with the lounge flowing into the dining room, plus the the bonus of an east facing sun room at the rear, making a pleasant morning sun trap and equally, a lovely cool space on those hot afternoons. Other features of the home include an updated kitchen with electric cooking, gas log fire, split system air conditioning, two separate toilets, single car lock up garage with concrete floor and power, Commercial 1 Zone (C1Z) With so much to offer and plenty of scope to make it your own, or continue the current tenancy for an investor, 24 Brown Street will not disappoint. Inspections are strictly with the selling agent, contact the team at Groves Real Estate for more details or to arrange a viewing.