

3 Lewis Street, Hamilton, VIC, 3300



House For Sale

Sunday, 18 August 2024

3 Lewis Street, Hamilton, VIC, 3300

Bedrooms: 3

Bathrooms: 1

Parkings: 3

Type: House



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The Complete Package

Located on the fringe of town on a generous allotment of approximately 1,007m² is this move in ready, stylishly renovated home with not a dollar to be spent, and if you enjoy entertaining outdoors then you'll love the back deck!

The kitchen is beautifully appointed with locally crafted concrete benches which include a waterfall island bench and inset sink. There is excellent storage offering overhead and under bench cupboards in addition to full length pantry cupboards.

The living room is at the front of the home, north facing for ample natural light, filtered by day/night blinds and a reverse cycle air conditioner and overhead fan providing warmth and cooling for comfort.

All three bedrooms are equal in size offering plush carpet, overhead fans and built in robes. The bathroom is central to all areas and is complete with a spacious walk in shower, bath, vanity and toilet. A second toilet is also located next to the laundry for convenience.

Off the kitchen through glass sliding doors is your entertainer's dream! An undercover decked room with a full length concrete bench and sink, loads of storage cupboards, an overhead fan, tv point and an exposed brick wall featuring an open fire.

The private back yard is fully enclosed and secure with an electric roller door to the attached carport, a large concrete pad leading to the 7.6 x 12 mt Colourbond shed equipped with two roller doors (one electric) for garage space, and an additional workshop area with sink.

This home is the complete package for stylish, comfortable, low maintenance living in the ideal location without direct neighbours, but within minutes to all town conveniences. So, don't delay, make this property yours, get in touch immediately for a private inspection.

WHAT THE AGENT LOVES ABOUT THE PROPERTY

"The fact you can just move in and not spend a cent is an attractive lure, and the location is perfect for those that like a bit of privacy".

Inside:

- ☑ Three large bedrooms, all with built in cupboards and overhead fans
- ☑ Kitchen with concrete bench tops, dishwasher, gas cooktop, electric wall oven, S/S air con.
- ☑ Living with S/S air conditioning and over head fan
- ☑ Bathroom with walk in shower, bath, vanity and toilet; second toilet
- ☑ Laundry with excellent storage and bench space and direct access outside

Outside:

- ☑ 1,007m² block zoned residential
- ☑ Undercover front porch
- ☑ Electric roller door to attached carport
- ☑ Undercover decked entertaining room with kitchen, open fire and TV connection
- ☑ 7.6 x 12mt shed with 2 x roller doors, workshop and sink
- ☑ Small garden shed
- ☑ Excellent fencing, landscaped yard front and back

Services:

- ☑ Town water and sewerage
- ☑ NBN

Location:

- ☒ Walking distance to Baimbridge College and Nth Hamilton Kindergarten
- ☒ 2 mins to Baimbridge College bus exchange
- ☒ 2 mins to Bunnings and other commercial services
- ☒ 2 mins to OTR and Hungry Jacks
- ☒ 3 mins to town centre, shops, restaurants and cafes