

37 Victoria Street, Hamilton, VIC, 3300

House For Sale

Friday, 16 August 2024



37 Victoria Street, Hamilton, VIC, 3300

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Sonia Gillingham
0355711004



Sam Groves
0355711004

Renovated and well located family home

Immaculately maintained, this fully renovated weatherboard home will both surprise and delight. Positioned on a triangular shaped corner block, the property offers the benefit of dual access, from both Victoria Street and the quiet cul-de-sac at its rear.

The property is nestled between the Hamilton Showgrounds and Patterson Park, providing plenty of space close by to let the dog run free, or for the kids to kick the footy. It is ideally located within close proximity to Hamilton's CBD, the Hamilton Indoor Leisure and Aquatic Centre, the Showgrounds and both The Hamilton and Alexandra College and Baimbridge College.

Tastefully renovated throughout, including brand new floor coverings, the heart of the home is the open plan area incorporating a new kitchen, family dining and casual living. A sliding door leads onto a paved courtyard and bathes this space in natural light.

The modern kitchen features crisp white cabinetry, softened by the addition of timber benchtops, as well as island bench with breakfast bar, electric cooking and dishwasher. Floating floors feature through the kitchen, while the living space is carpeted and contains a split system and ceiling fan.

The formal lounge sits beside the kitchen, and again offers plenty of natural light during the day or a cosy space to unwind in the evenings. There is also a split system in here.

An extension completed in recent years allowed for a third bedroom to be added, creating a luxurious master suite with easy access to the first of two good sized bathrooms, with floor-to-ceiling tiles and a walk-in shower.

Bedrooms two and three also offer built-in robes and are serviced by the second bathroom, containing a bath, separate shower, vanity and toilet.

Even the laundry has a luxurious feel, with its tiled splashback and timber benchtops, despite remaining functional with an entire wall of storage, generous bench space and round laundry sink.

There is off-street parking available for a number of vehicles, with a 7x7 metre shed conveniently offering roller door access from its front, as well as two roller doors at its rear. The paved courtyard and a compact, manicured backyard and complemented by a tranquil undercover deck area at the front of the home, ideal for those pleasant summer evenings.

The well-appointed and stylishly renovated home will equally appeal to families or even those downsizing from larger properties. With wide streets, few neighbours and a sophisticated finish, this property will not disappoint. Contact the team at Groves Real Estate today to arrange your inspection.