

57 McIntyre St, Hamilton, VIC, 3300



House For Sale

Tuesday, 3 September 2024

57 McIntyre St, Hamilton, VIC, 3300

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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Central Opportunity

Located in the Church Hill area is this spacious two bedroom weatherboard home that has an excellent rental history for investors alike, or alternatively expand and renovate utilising the generous block size of approximately 826m² to create the ultimate family home.

The kitchen has been updated over time, providing ample bench and storage space, stainless steel dishwasher, gas cooktop and electric oven. The room also incorporates a dining area enhanced by polished floor boards.

The living room leads off the dining and kitchen at the front of the home, east facing to capture the morning sun. Ducted heating features throughout in addition to a split system air conditioner for cooling and heating.

Both bedrooms are well sized and complete with built in robes, new carpet and blinds in recent years. The bathroom is central to all rooms and complete with a shower over the bath and vanity while the toilet is separate off the laundry.

Outside the expansive back yard is well fenced and secure to the front yard. An old shed is present with an attached carport, however a new shed would benefit the owner and occupiers adding value to the property.

This is an excellent purchase for the discerning buyer with re-stumping, re-roofing and exterior painting already completed, leaving a few inside upgrades to the laundry and back entrance to the new owner's taste.

What the Agent Loves About the Property:

"This location is always sought after, and with all the big ticket items completed this allows the buyer to purchase and not have to be concerned with further outlay"

Inside:

- ☑ Two large bedrooms, both with built in cupboards
- ☑ Bathroom with shower over the bath and vanity
- ☑ Separate toilet
- ☑ Kitchen with gas cooktop and electric oven, excellent storage and bench space
- ☑ Dining space with S/S air conditioning
- ☑ Ducted gas heating throughout

Outside:

- ☑ 826m² block zoned residential
- ☑ Off street parking
- ☑ Undercover front porch
- ☑ Old storage shed plus carport
- ☑ Re-stumped and re-roofed

Services:

- ☑ Town water and sewerage
- ☑ NBN

Location:

- ☑ Walking distance to Gray Street Primary School
- ☑ Walking distance to town centre, shops, restaurants and cafes
- ☑ Walking distance to the Botanical Gardens