

7 Shilcock Street, Hamilton, VIC, 3300



House For Sale

Friday, 16 August 2024

7 Shilcock Street, Hamilton, VIC, 3300

Bedrooms: 4

Bathrooms: 1

Parkings: 1

Type: House



Bridget Fry
0355711404



Nic Cullinane
0409711641

Lakeside Living or Easy Investment

This spacious and low maintenance property is a delight to the senses and welcomes you home to a light drenched living area with stunning pitched ceiling leading out to the elegant flowing deck capturing cheeky little water views that are good for the soul.

Set one block to the picturesque Lake Hamilton with its walking tracks and playgrounds you can enjoy the serenity and simplicity that comes with a tranquil water location.

This neat as a pin home uses light as a master stroke and delivers a delightful open plan kitchen (including wall mounted oven, 4 burner gas cooktop, microwave nook, large pantry, double stainless steel sink and rain water drinking tap) and flows effortlessly across to the dining area and spacious formal living area (including split system, ceiling fan and central heating throughout) and leading out to the rear undercover deck capturing quiet back yard views and quaint little snippets through to the Lake.

Offering 4 great sized bedrooms (with built in robes), well-appointed central bathroom (including corner shower, bath, vanity, toilet plus a further separate toilet) and spacious laundry.

To round out this excellent home, there is a single lock up garage (on concrete with lights, power and remote-control entry with further roller door through to the rear yard) with direct internal access, charming timber deck to 3 sides of the home, elegant veranda, low maintenance cladding, garden shed and simple landscaping.

For the savvy investor amongst you this home could be presented as a walk-in-Walk-Out prospect and complemented with a forecast rental income of \$360 per week you will have your accountant smiling from ear to ear and have you laughing all of the way to the bank!

To round out this sensation package, this magnificent location is also only a 20-minute drive to Dunkeld as the gateway to the Grampians, 45 minutes to Port Fairy beach or a 1-hour drive to Warrnambool and the start of the world-famous Great Ocean Road.