

9 Grange Street, HAMILTON, VIC 3300

Quiet Location

Set on an easily maintained allotment of approximately 636m2 is this neat and tidy home in a quiet location on the edge of town.

The compact home would be ideally suited to a first home buyer, investor or retiree having been recently re-stumped and solar panels added proven to drastically reduce the power bill.

The kitchen was previously updated and has been further improved with overhead cabinetry and a new dishwasher. A new gas heater and split system air conditioner have also been added to the living room.

Outdoors the back yard is well secured with private fencing and houses a small garden shed, veggie patches and a double garage with power and concrete.

WHAT THE AGENT LOVES ABOUT THE PROPERTY

"If you are looking for a quiet place to live, this home is ideal as Grange Street is a 'no through road' so local traffic only and the end of the street overlooks rural land"

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: Sold

INTERNET ID: 300P101953

SALE DETAILS

\$249,000

CONTACT DETAILS

Hamilton
89 Gray Street
Hamilton, VIC
03 5551 6600

Jo Frost
0428 585 434

Inside:

- Three bedrooms, one with built in robes
- One bathroom with shower over the bath and vanity
- Separate toilet
- Kitchen with a large 900ml gas cooker, timber bench tops & new dishwasher
- Separate living room with new gas heater and S/S air conditioning

Outside:

- 636m2 block zoned residential
- Well secured back yard
- Double lock up garage with power and concrete
- Small garden shed
- New exterior blinds
- Solar panels

Services:

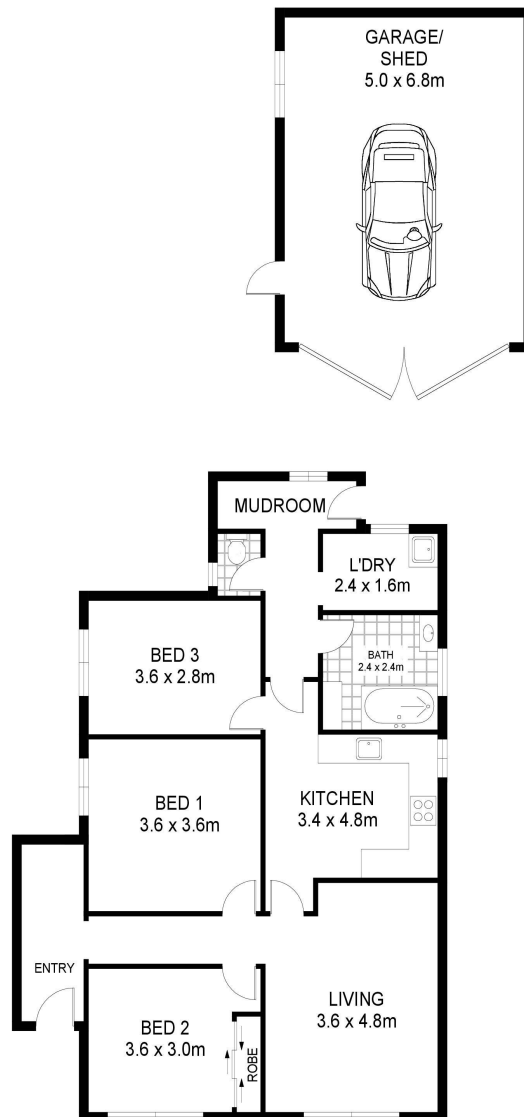
- Town water and sewerage
- NBN

Location:

- 3 mins to Baimbridge College
- 3 mins to HILAC
- 3 mins to OTR
- 3 mins to town centre
- 4 mins to Bunnings
 - Land Area 636.00 square metres
 - Bedrooms: 3
 - Bathrooms: 1
 - Double garage







Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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