



## 20 Duke Avenue, HAMILTON, VIC 3300

### Family Home close to Schools and Lake

Walking distance to schools, shops, and lake, this very neat and tidy brick veneer home comprises 3 large bedrooms, the master with en-suite, 'L' shaped lounge with formal dining to a well appointed, and modern kitchen with breakfast bar and dishwasher.

Adjacent to the kitchen is a family meals area or second living with glass slider to a covered patio.

The family bathroom has a bath and shower, the laundry has separate access to the rear yard, and an attached carport with electric roller gives secure entry to the front door.

The rear yard is well fenced and has a double lock-up garage and a garden shed.

All in all a very neat home ideal as a family home or rental investment.

Other features: Close to Schools, Close to Shops, Openable Windows, Roller Door Access

- Land Area 659.00 square metres
- Bedrooms: 3
- Bathrooms: 2

**TYPE:** Sold

**INTERNET ID:** 300P106592

#### **SALE DETAILS**

**\$420,000**

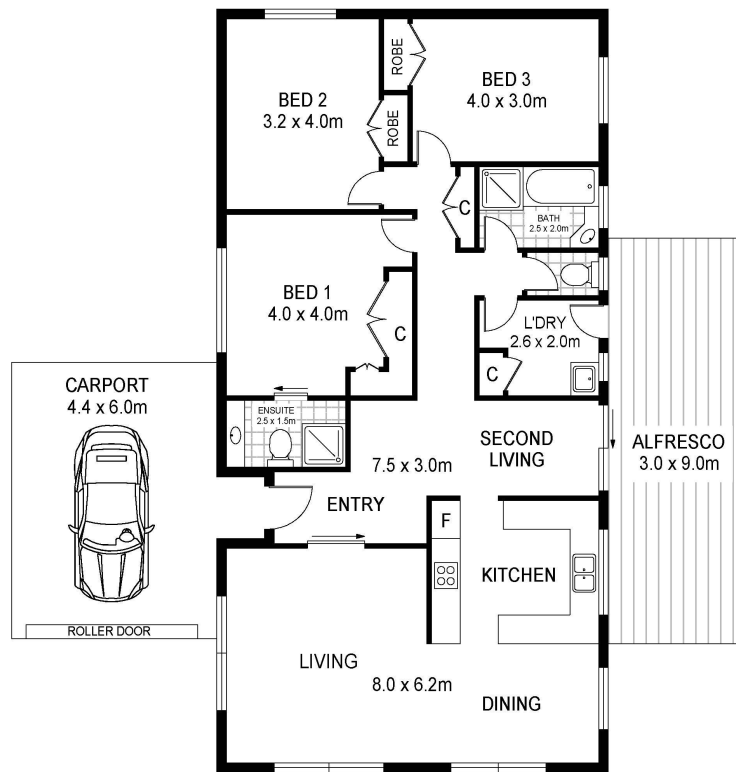
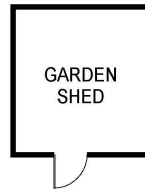
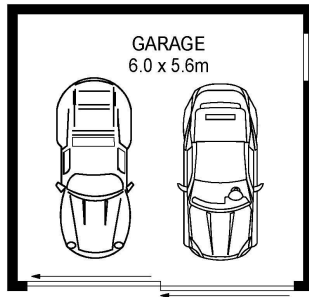
#### **CONTACT DETAILS**

**Hamilton**  
89 Gray Street  
Hamilton, VIC  
03 5551 6600

**Dion McFarlane**  
0428 598 354

- Double garage
- Double carport
- Ensuite





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

20 Duke Avenue, Hamilton