



4 Dryden Street, HAMILTON, VIC 3300

THE MANOR HOUSE

The Manor House is one of Hamilton's most elegant and well positioned historic homes, set on a generous allotment of approximately 2,049 square meters. The solid bluestone home, circa 1862, rests at the highest point surrounded by a magnificent landscaped garden with well-established trees, roses, hedges and vast lawns.

Double front doors off the full length timber verandah, lead you into the entrance hall boasting period features of high stained cedar ceilings, archways, wide skirts and architraves along with marble fireplaces at either end of the formal lounge and dining room. These two spaces can be separated with bi-fold doors and further French doors opening out onto the verandah.

A second living area or den is adjacent with a doorway into the kitchen and is perfect to nestle in beside the open fire in colder months, while a sunny family room to the rear of the home, flowing off the kitchen, is the perfect area for casual dining and relaxing.

The kitchen is spacious with antique white cabinetry and timber bench tops. There is ample bench and storage space to include a pantry and the chef of the house will delight in the six burner, dual oven Ilve stove and dishwasher.

TYPE: Sold

INTERNET ID: 300P11333

SALE DETAILS

**\$1,200,000 to
\$1,300,000**

CONTACT DETAILS

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There are four double sized bedrooms, three enjoying French doors to the verandah and the master features a wall of built in robes. The main bathroom is alongside and has been renovated to include a free-standing bath, large shower, double vanity and toilet. Close by is a second bathroom with a shower, vanity and toilet that has direct access to outside. The home is heated throughout with ducted gas heating along with a split system air conditioner in the family room.

Overlooking the in-ground pool is the conservatory, entirely enclosed with glass, making the ideal cosy space to entertain all year-round while having a clear view of the pool area which is completely private and well sheltered. A cellar and rumpus room is located under the house with stairs from the pool area or inside the house, making it a great space for kids to utilise as a games room.

In the bottom of the garden is the Guest House, comprising of two bedrooms, bathroom, kitchen and sitting room. More recently it has been run as a very successful Air B&B serviced apartment for long and short-term accommodation with an excellent occupancy rate. However, it could also be ideally suited for elderly parents, a teenagers retreat or home office or business as it has direct access from Market place.

The garden surrounding the home is a true delight and has been lovingly planted over the years and maintained to a very high standard. Bluestone walls, steps and edges, pergolas, vegie gardens and separate entertaining areas are throughout the garden adorned with roses and established trees including a Magnolia which is over 100 years old!

This is one of Hamilton's most beautiful properties, with several improvements made over the years ensuring you can move in and just enjoy the grandeur of your surroundings and proximity to everything.

www.consumer.vic.gov.au/duediligencechecklist

Other features: Close to Schools, Close to Shops, Close to Transport, Pool

- Land Area 2,049.00 square metres
- Building Area: 37.00 square metres
- Bedrooms: 6
- Bathrooms: 3
- Car Parks: 3







