



## 6-8 Crean Street, HAMILTON, VIC 3300

### A One of a Kind Simply Stunning Property

The perfect entertainer's property with a beautiful outlook, incredible outdoor/indoor entertaining, a garden to die for, almost an acre, and loads of quality shedding for all the toys!

Brick veneer home with modern living, first floor master bedroom with full ensuite and balcony overlooking the river, entertainer's paradise indoor/outdoor area with full kitchen and indoor BBQ, enough sheds for all the toys (cars, bikes, boats, even a Winnebago!), a two bedroom sleepout with kitchen and bathroom, a private rear yard with beautiful gardens, and a gorgeous outlook over the Grange Burn!

The home comprises four bedrooms, the master upstairs with full ensuite and glass doors to a private balcony, the other three with built-in robes, fourth could also make a formal lounge, a family bathroom with corner bath, large laundry, a living room, and open plan dining to a modern, well appointed kitchen with a striking red glass splashback.

The home has quality everywhere you look also with ducted climate control, and reverse cycle split system air conditioning throughout.

The kitchen leads out to an enormous enclosed entertaining area with space for the largest of parties (we will get there again) and has its own kitchen complete with indoor BBQ built into bluestone blocks with overhead rangehood,

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**TYPE:** Sold

**INTERNET ID:** 300P11423

#### SALE DETAILS

**\$1,050,000 to  
\$1,150,000**

#### CONTACT DETAILS

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

**Dion McFarlane**  
0428 598 354

The entertaining area is fully paved, has tinted glass window and sliding doors to both sides overlooking the front yard to river and the private rear yard garden, and has a combustion wood heater for the winter and evaporative air cooling for the warmer summer days.

Now here's where the property separates itself from the others: The front yard has electric gates to its own hot mix driveway, leading to a five bay lined, insulated, and carpeted garage with rear storeroom, four electric roller doors at the front, and one through to the rear. A private gateway continues the driveway through to more shedding, an office, and notably another four bay shed, one with extra high access and length for Truck/Caravan/Winnebago storage, the other three bays with high access sliding doors for workshop, cars, boats, etc.

The rear yard has a beautiful private lawn and lovely gardens as well as a comfortable two bed sleepout with a kitchen and a bathroom ideal for guests, or family, with easy paved access through to the house, while the front yard has stunning gardens, a gazebo and fire pit, secure fencing, lush green lawn areas, and four large rainwater tanks (approximately 90,000 litres), all overlooking the beautiful Grange Burn across to Apex Park.

This property is presented in pristine condition inside and out, is unlike anything else currently on the market, and only an inspection will do this remarkable property justice.

Inspections are by private appointment only, please contact the agent.

Other features: Close to Schools, Close to Shops

- Land Area 3,636.00 square metres
- Building Area: 43.00 square metres
- Bedrooms: 6
- Bathrooms: 3
- 9 car garage













