



7 Fyfe Street, HAMILTON, VIC 3300

Comfortable Home in Envable Location

Set on a generous sized block of approximately 682m², and a short buggy ride to the Hamilton Golf Club, is this neat and tidy three bedroom home with a self contained bungalow with two separate rooms for a myriad of uses.

The home has been previously renovated for comfortable living, leaving very little to do other than your own personal touches. The kitchen and lounge is open plan with a functional kitchen space offering a huge walk in pantry. The area is warmed by a gas heater and along with a reverse cycle air conditioner.

Two of the bedrooms are off the living area, both queen size, the master with built in robes and an overhead fan, the third bedroom is also queen size and offers built in robes. The bathroom is central and complete with a shower over the bath, toilet and vanity.

A step down off the kitchen you'll find a separate living area that is a great spot for the dining table, over looking the back yard, a study nook, storage, European style laundry and second toilet.

TYPE: Sold

INTERNET ID: 300P125749

SALE DETAILS

\$445,000

CONTACT DETAILS

Hamilton
89 Gray Street
Hamilton, VIC
03 5551 6600

Jo Frost
0428 585 434

An elevated enclosed rear deck leads off the back room through glass sliding doors, perfect for entertaining or relaxing and could be further enhanced by a pitched roof. The back yard is also separately enclosed to the drive way and car port with full lawn cover, two garden sheds on concrete and the bungalow.

The bungalow is very generous in size and separately metered. It comprises a large room with a reverse cycle air conditioner for comfort which could either be a living area or bedroom, a second room with a kitchenette and ensuite comprising a toilet, shower and vanity. This is the ideal area to run a home business, retreat for the teenagers, a mancave or a comfortable space for elderly parents or visitors.

WHAT THE AGENT LOVES ABOUT THE PROPERTY

"There are so many options available to you here with the added bungalow, which is so much more than your usual 'back yard bungalow' as it basically adds a second lounge, bedroom and bathroom to the home."

Inside:

- Three bedrooms
- One bathroom with shower, vanity and toilet
- Second toilet
- Kitchen with gas cooking, dishwasher and huge walk in pantry
- Living area with gas heating and S/S air conditioning
- Second living area or dining
- Study nook
- European laundry

Outside:

- 682m2 block zoned residential
- Large back yard, fully fenced
- Off street parking with carport
- Two garden sheds on concrete
- Bungalow with two separate rooms, kitchenette and bathroom

Services:

- Town water and sewerage
- NBN

Location:

- Walking distance to the Hamilton Golf Club
- 2 mins to Monivae Secondary College and St Marys Primary School
- 1 mins to George St Primary School

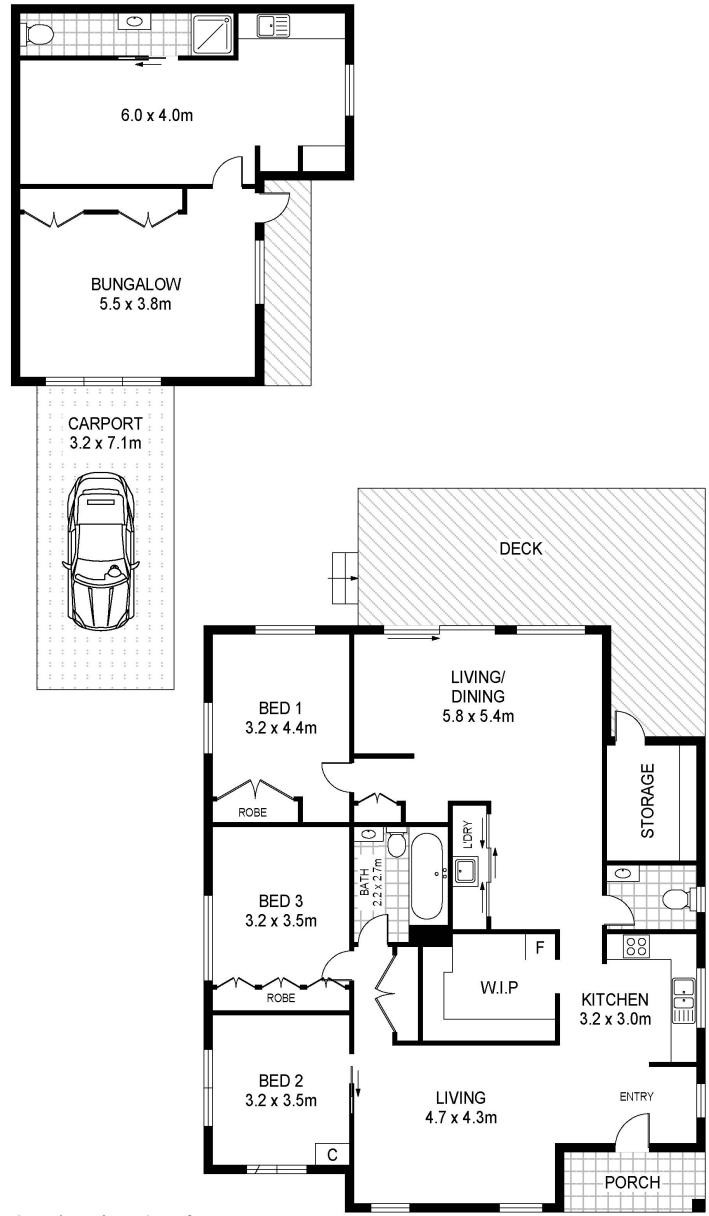
- 2 mins to Ballarat Rd Milk Bar
- 2 mins to Lake Hamilton, Skate Park and Playground
- 3 mins to supermarkets, caf  s and hotels

Other features: Carpeted

- Land Area 682.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Single carport







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.

7 Fyfe Street, Hamilton