



6 Hiller Lane, HAMILTON, VIC 3300

Immaculate Four Bedroom Home

Situated in a fantastic location within walking distance to Monivae Secondary College and St Mary's Primary School, is this immaculate four bedroom, two bathroom home boasting separate living areas, outdoor entertaining and secure back yard.

The home is free flowing and well lit with east and west facing living areas. The kitchen is functional with an island bench that doubles as a breakfast bar, pantry cupboard, electric cooktop, wall oven and dishwasher.

The family and dining room features an open fire place along with a gas heater and air conditioner while the second living room is complimented by a gas log heater set into a stone fireplace along with a reverse cycle air conditioner.

The master suite is spacious, easily accommodating a king bed if desired, and is finished with an impressive walk in wardrobe and ensuite complete with a shower, vanity and toilet. The main bathroom is central to the home and equipped with a spa bath, shower, vanity and toilet.

Outdoor entertaining is a real focus with options for all seasons. An undercover deck is

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TYPE: Sold

INTERNET ID: 300P133930

SALE DETAILS

\$549,000

CONTACT DETAILS

Hamilton
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private and well protected with café blinds for year round entertaining while clever use has been made of a stunning ash tree for a sheltered spot to relax in warmer weather along with a fire pit in the rear corner for cooler evenings.

The property also offers a sealed driveway through to an attached carport at the front door and Colourbond shed measuring 12m x 5m with roller door, PA door, power, lighting, and concrete floor. This home is the complete package with comfortable living, space, and security for the whole family, including your furry friends.

WHAT THE AGENT LOVE ABOUT THE PROPERTY:

"This is your ideal family home and if you love entertaining then you will be absolutely LOVE the back yard!"

Inside:

- Four bedrooms, master with walk in robe
- Two bathrooms, ensuite with shower, toilet, and vanity, main with shower spa bath, vanity and toilet
- Kitchen with electric cooking, dishwasher and pantry cupboard
- Family room with open fire, gas heating and air conditioner
- Second living gas log fire and reverse cycle air conditioner
- Laundry with direct access outside

Outside:

- 794m2 residential block
- Excellent secure and private back yard
- Undercover entertaining area with café blinds
- Open decked lounge area
- Established trees and gardens
- 12 x 5m garage with power and roller door
- Attached carport with sealed driveway

Services:

- Town water
- Sewerage
- Gas

Location:

- Walking distance to Monivae Secondary College and St Marys Primary School
- 4 mins to George St Primary School

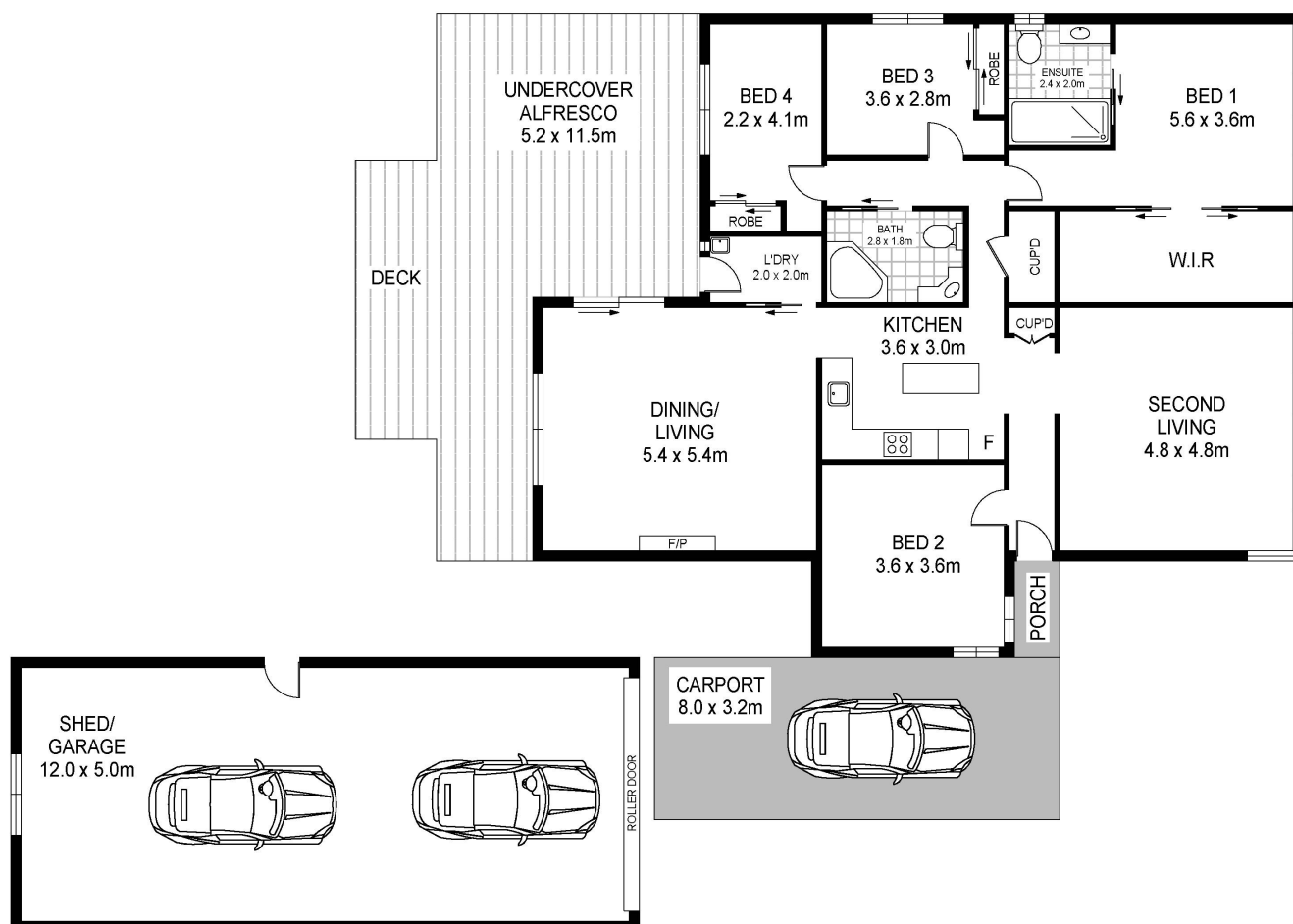
- 2 mins to Ballarat Rd Milk Bar
- 3 mins to Lake Hamilton, Skate Park and Playground
- 5 mins to supermarkets, caf  s and hotels

Other features: Carpeted, Close to Schools, Close to Transport

- Land Area 794.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Single garage
- Single 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.

6 Hiller Lane, Hamilton