



27 Mill Road, HAMILTON, VIC 3300

Lake Views Offering Endless Opportunity

Elders Hamilton is pleased to present this exceptional opportunity to secure a large lakeside land parcel (5 Ac | 2 Ha) with uninterrupted views of Lake Hamilton.

Within walking distance of the CBD and situated between Leura Lane and Lake Hamilton, this unique two-hectare property offers a rare blend of tranquility, space, and potential.

For those with a makeover in mind, the existing two-bedroom home features a formal living room at the front, followed by a formal dining area and a kitchen equipped with electric cooking facilities.

Two spacious bedrooms sit off a central hallway, complemented by a study or small bedroom at the rear. A large enclosed entertainers patio also provides access to the external laundry, shower and toilet facilities. Additional features include a single garage and a newer double garage set on a concrete slab.

With stunning lake views, you may be considering a new build of your dream home and a planning permit has recently been approved for a new home and shed. Soil testing

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P186278

SALE DETAILS

\$519,000

CONTACT DETAILS

Hamilton

89 Gray Street
Hamilton, VIC
03 5551 6600

Lachy Patterson
0407704684

has been completed with an approved site for an Aerobic Wastewater System.

If an investment opportunity is of interest, the property consists of four titles, offering potential scope for subdivision (subject to council approval).

This is a rare chance to own a significant lakeside estate, close to town and offering endless possibilities for many potential investors.

Inspections are by appointment only, please contact Lachy Patterson on 0407 704 684 to arrange a viewing.

- Land Area 5 acres
- Bedrooms: 2
- Bathrooms: 1
- Double garage





