



## 11 Moodie Avenue, HAMILTON, VIC 3300

### Architectural Design beside the Golf Course

Welcome to 11 Moodie Avenue, a unique but simple vision which perfectly blends design excellence with the practical comforts of modern day living.

Set on an expansive 1,251m2 allotment, this beautiful property boasts large windows throughout, flooding the home with lovely natural light and capturing views of the stunning surrounding gardens from every room.

#### Key Features:

- **Prime Location:** Nestled in a quiet leafy neighbourhood, this property is just minutes away from local schools, while offering the convenience of being a short drive to restaurants and the local shopping precinct.
- **Spacious Living Area:** A generous footprint incorporates a large open plan kitchen/living/dining area at the heart of the home, perfect for entertaining or spending quality time with loved ones. There is also added versatility with a second living area with a fireplace and formal dining area located off the central hallway.
- **Modern Kitchen:** The well-appointed kitchen features quality appliances, ample storage, and a convenient breakfast bar. Whether you're a seasoned chef or just enjoy a home-cooked meal, this kitchen is designed to meet all of your culinary needs.

**TYPE:** For Sale

**INTERNET ID:** 300P186490

#### SALE DETAILS

**\$689,000**

#### CONTACT DETAILS

**Hamilton**

89 Gray Street  
Hamilton, VIC  
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**Rosi Egerton**

0408 199 794

- **Comfortable Bedrooms:** The property includes four large bedrooms, each designed for comfort and privacy. The master bedroom includes a walk-through robe complete with vanity, split system and beautiful picture windows.
- **Backyard Space:** Step outside to discover a beautiful oasis, ideal for outdoor entertaining or simply enjoying the fresh air. The paved patio area is perfect for summer BBQs or quiet evenings under the stars and leads to a beautiful terraced lawn. A double garage offers direct access into the home. The yard features a well-established garden which is fully fenced and extremely secure for both children and pets
- **Additional Features:** This home is equipped with slab heating and a large reverse cycle air-conditioner, ensuring comfort and convenience year-round.

**Community Highlights:** Hamilton is known for its friendly atmosphere, excellent schools, and beautiful parks. Residents enjoy a range of recreational activities, from local markets to the vast variety of sporting clubs. The nearby Grampians National Park offers stunning landscapes and outdoor adventures, perfect for nature enthusiasts.

**Conclusion:** 11 Moodie Avenue, Hamilton presents a unique opportunity to own a beautiful home in a sought-after location. With a warm and inviting atmosphere it presents as the ideal choice for families, couples or anyone looking for a peaceful lifestyle along with the space and still the potential to make it your own!

For more information or to schedule a viewing, please contact Rosi Egerton for your private inspection.

Other features: Close to Schools, Close to Transport

- Land Area 1,251.00 square metre
- Bedrooms: 4
- Bathrooms: 1
- Double garage
- Single carport

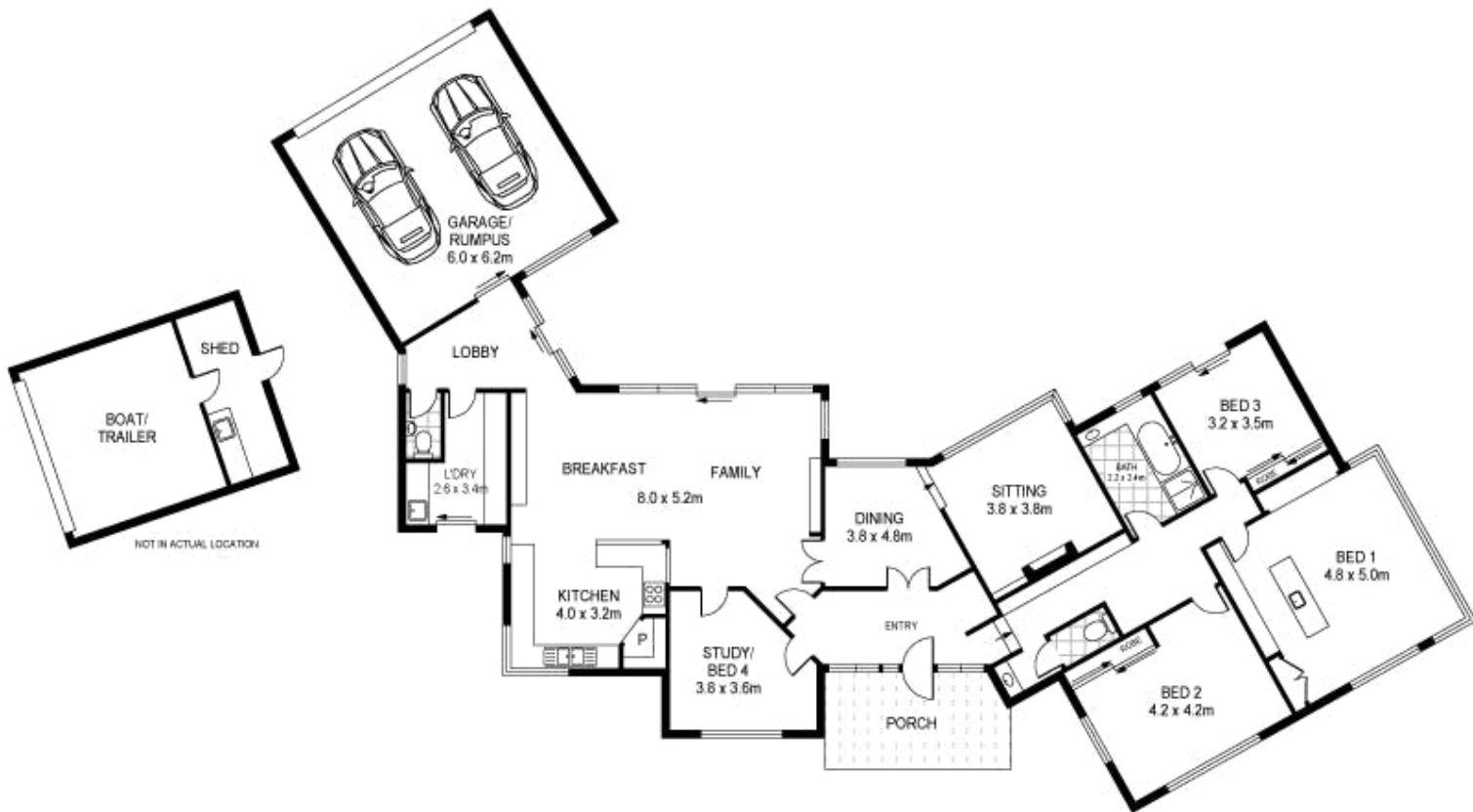












Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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