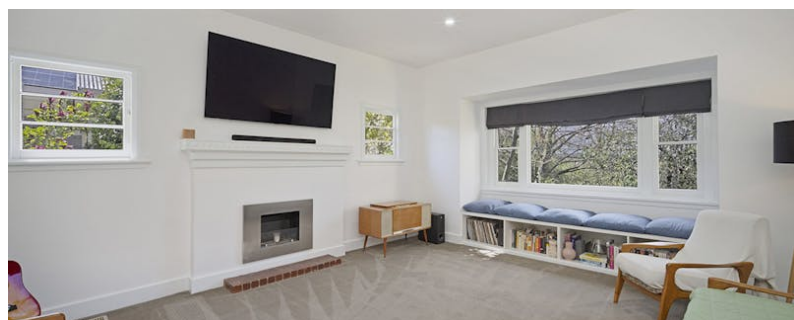




## 2 Martin Street, HAMILTON, VIC 3300

### CHARMING IN CHURCHILL

Perfectly located in one of Hamilton's most sought-after pockets, this lovingly renewed family home combines modern living with timeless charm and a true sense of warmth and space.

Positioned to the front of an elevated allotment to fully encapsulate the views over the stunning surrounding canopy of well-established trees, this fabulous 2,029m<sup>2</sup> block extends all the way through to the next street, providing direct access to Kennedy Oval and the Grange Burn walking track.

Large windows allow for rooms to be drenched in lovely natural light and further enhance the feeling of bringing 'the outside in'.

Set over two levels, with the 4th bedroom and dedicated study area tucked under the back of the home, the three main bedrooms, living areas and bathrooms are all located on the ground floor.

#### Main features:

- Four spacious bedrooms â## master with stylish open-plan ensuite, and built-in robes
- Three separate living areas â## formal lounge complete with lovely window seat,

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:** 300P187178

#### SALE DETAILS

**\$669,000**

#### CONTACT DETAILS

**Hamilton**

89 Gray Street  
Hamilton, VIC  
03 5551 6600

**Rosi Egerton**

0408 199 794

family living and spacious dining area

- Practical open-plan kitchen with fabulous 900m SMEG oven, ideally positioned between the family room (with handy study nook) and the dining space, all enhanced by polished timber floors
- Two bathrooms, beautifully appointed with contemporary finishes
- A fabulous renewed outdoor deck overlooking the back garden, with leafy views across to the cricket ground
- Dual frontage to both Martin and Palmer Streets, presenting exciting opportunities for future development, subdivision (STCA), or versatile living
- All big-ticket items have been ticked: Newly restumped and painted, updated ducted central heating system

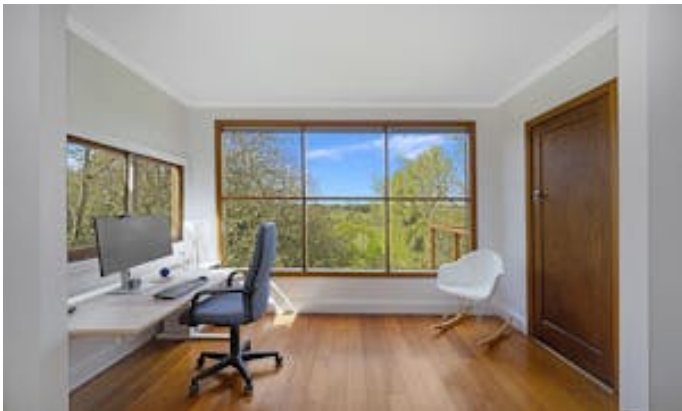
Practicality is matched with convenience â## a large double Colourbond garage, large external laundry, excellent storage, and a location just a short stroll to schools, kindergarten, churches, the Botanical Gardens and the CBD!

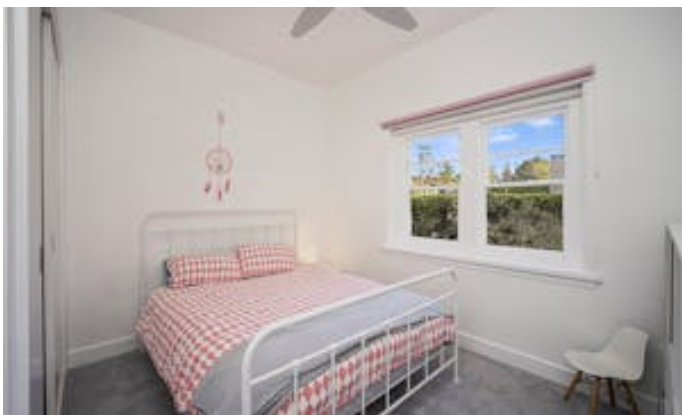
2 Martin Street is an impressive family home which is sure to appeal to those looking for a quality residence in one of Hamilton's most tightly held areas.

Call Rosi Egerton: 0408 199 794 to arrange a private inspection today.

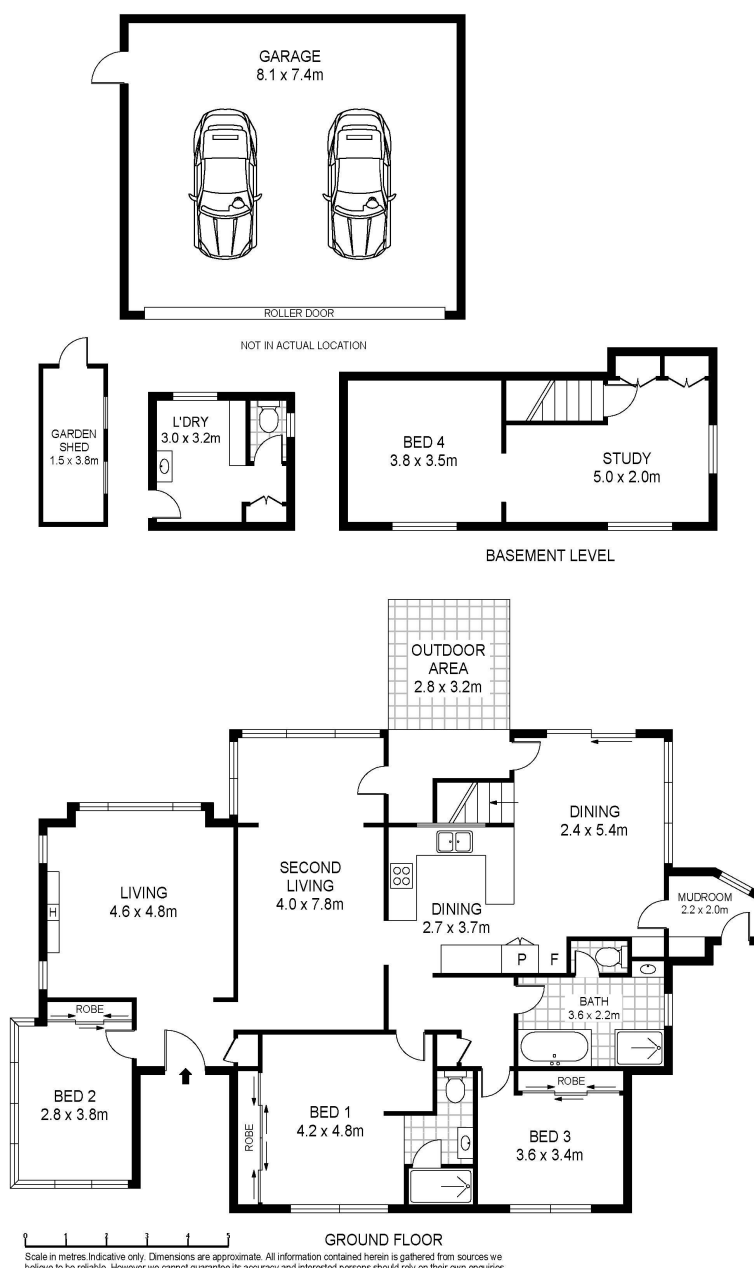
Other features: Area Views, Close to Schools, Close to Shops, Close to Transport

- Land Area 2,029.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite
- Floorboards









2 Martin Street, Hamilton