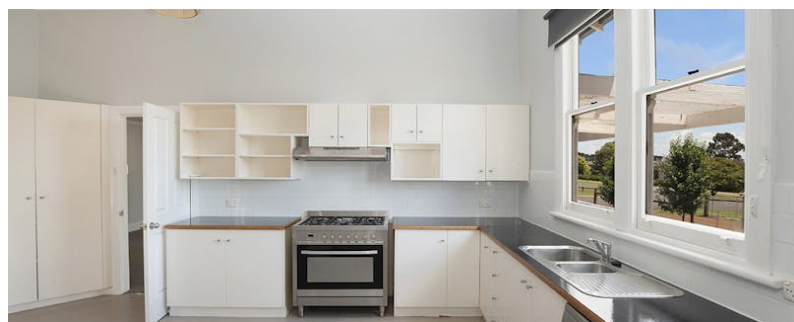




10 Hiller Lane, HAMILTON, VIC 3300

Substantial Family Home on the Edge of Town

Positioned opposite Monivae College and St Mary's Primary School, this beautifully refurbished two-storey residence captures rural and Grampians views while offering generous living and entertaining spaces throughout. Previously updated and move-in ready, this home combines classic charm with modern comfort, ideal for growing families or those seeking extra room to live, relax, and entertain.

Ground Floor Features:

- Four spacious bedrooms with ample natural light
- Welcoming lounge with access to a covered patio
- Enormous games/rumpus room - the ultimate family retreat
- Modern kitchen and meals area adjoining a formal dining room
- Bathroom, powder room, and practical laundry
- Expansive covered entertaining area accessible from the dining and mud rooms

Upstairs Retreat:

TYPE: For Sale

INTERNET ID: 300P188873

SALE DETAILS

\$515,000

CONTACT DETAILS

Hamilton
89 Gray Street
Hamilton, VIC
03 5551 6600

Rosi Egerton
0408 199 794

- Large lounge offering elevated outlooks
- Generous master bedroom with room to unwind
- Huge, unused roof space with potential for additional bedrooms, bathroom, or creative use (STCA)

Comfort & Style:

- Split system air conditioning for year-round comfort
- Neutral colour scheme and floor coverings throughout
- High ceilings and large, light-filled windows creating an airy, spacious feel

Outdoor Appeal:

The rear yard is beautifully maintained, featuring stone-edged lawns, established gardens, a paved firepit area, tranquil water feature, garden shed, and mature trees providing shade and serenity. The front facade offers timeless street appeal, with standard roses lining the path to the covered veranda and a wide driveway allowing ample parking and easy turnaround access.

Other features: Close to Schools, Close to Transport

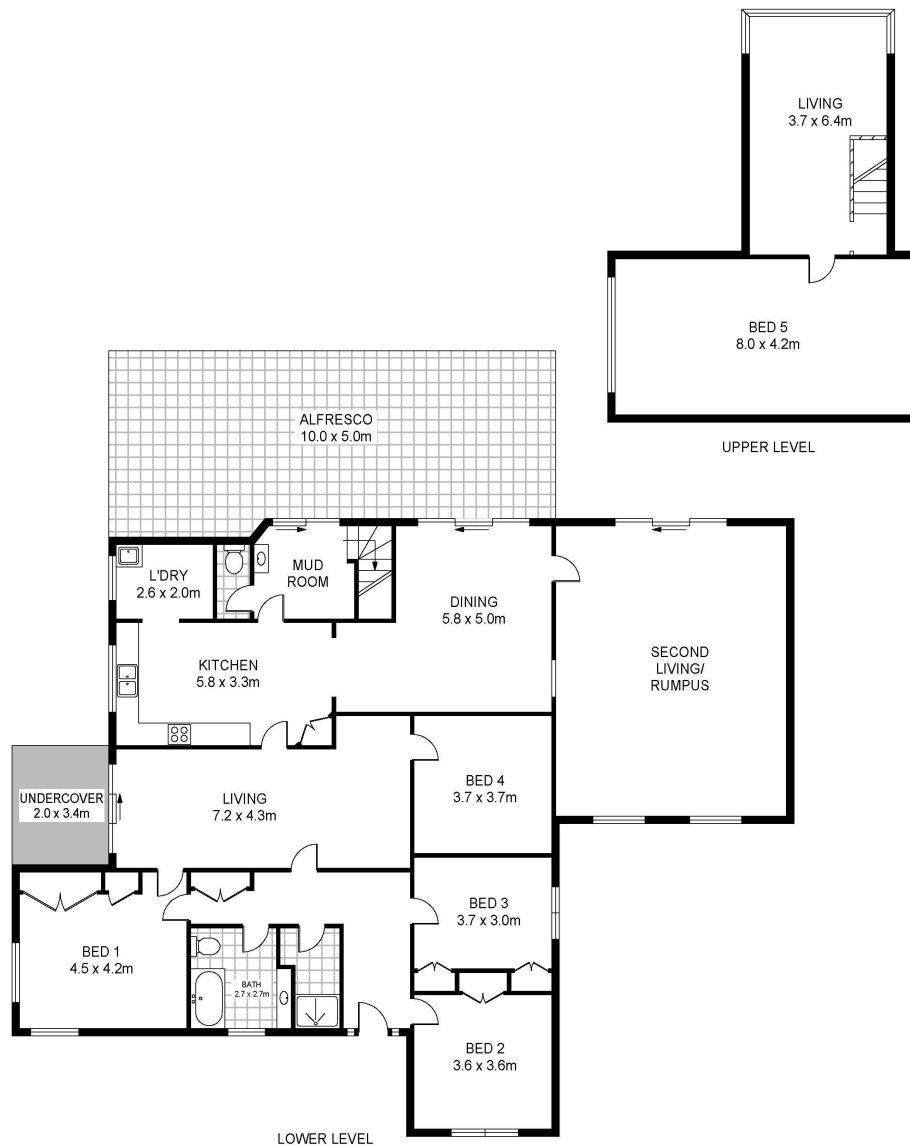
- Land Area 1,110.00 square metre
- Bedrooms: 5
- Bathrooms: 1











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.

11 Hiller Lane, Hamilton