



## 26 Gordon Street, HAMILTON, VIC 3300

### Fantastic Investment Opportunity

Welcome to 26 Gordon Street, a charming and compact home situated close to Baimbridge College and local sporting facilities. With a generous block of approximately 798 m<sup>2</sup>, this property offers a great investment opportunity or potential for first home buyer.

#### Key Features:

- Bedrooms: 3
- Bathroom: 1
- Car Spaces: 1 + extra room for workshop
- Land Size: 798 m<sup>2</sup>

#### Property Highlights:

- The home features a practical layout, ideal for first-home buyers, investors, or downsizers.
- With a solid, well-maintained structure and spacious outdoor areas, there are excellent opportunities to enhance the property - whether through landscaping,

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:** 300P189741

#### SALE DETAILS

**\$340,000**

#### CONTACT DETAILS

**Hamilton**

89 Gray Street  
Hamilton, VIC  
03 5551 6600

**Rosi Egerton**

0408 199 794

extending or creating an outdoor entertaining zone.

- Its size and location make it ideal for those who value both privacy and convenience.

#### Location Benefits:

- The city centre offers a mix of heritage buildings, tree-lined streets, specialty shops, and a vibrant local arts scene - including the well-regarded Hamilton Gallery.
- Nature and recreation are never far away: nearby are the Hamilton Botanic Gardens, community parklands, and Lake Hamilton, providing picturesque spaces for walking, picnics, and relaxing.
- For families or education-focused buyers, the area supports multiple schools and a regional learning centre.

26 Gordon Street is a solid, well-situated home on a generous block in a historic and growing regional centre. It's ideal for anyone looking for a peaceful, country-town lifestyle within close proximity to services and amenities of this lovely town. With potential to personalise and improve, this property represents a terrific opportunity, whether you're buying to invest or downsizing.

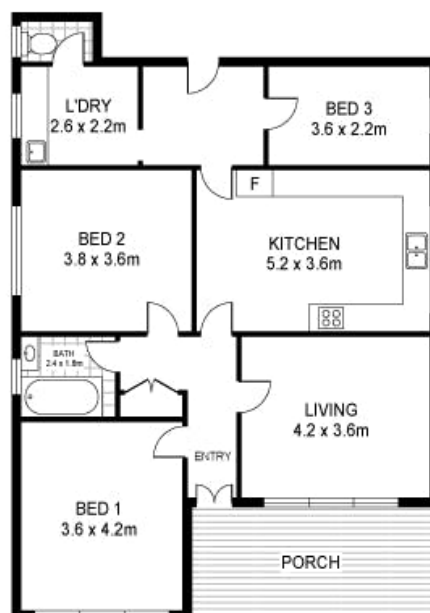
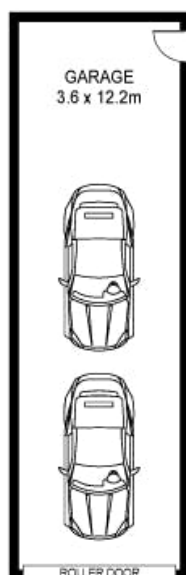
Please note - All offers are to be made through OPENN using the below link:

<https://anz.openn.com/app//evr3>

- Land Area 798.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







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.

26 Gordon Street, Hamilton