



## 24 Burns Street, HAMILTON, VIC 3300

### Simply Stunning!

Set in an elevated position along the stunning tree-lined Burns Street, this beautifully presented home offers an inviting blend of comfort, style and modern convenience. From the moment you step inside, the fresh colour palette, natural light and thoughtfully designed layout give the home a warm, welcoming feel.

The open-plan living and dining zone sits at the heart of the home, flowing directly from the well-appointed kitchen. With excellent bench space, and addition of a timber island, the kitchen offers a functional and attractive workspace for everyday living. The main living area enjoys split-system heating and cooling, supported by ducted gas heating and ceiling fans throughout for year-round comfort.

Each of the three bedrooms is queen-sized, with the master featuring a walk-in robe and private ensuite. The two additional bedrooms include built-in robes, and recent additions such as individual split systems add to the home's comfort and efficiency. The central family bathroom includes a walk-in shower, bath and sleek vanity, while the generous laundry provides excellent storage and direct outdoor access.

Outdoors, the gardens have been thoughtfully enhanced and offer a lovely, private setting. Outdoor blinds have been installed to selected windows for added privacy and

**TYPE:** For Sale

**INTERNET ID:** 300P190368

#### SALE DETAILS

**\$650,000 to \$670,000**

#### CONTACT DETAILS

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temperature control. A sheltered alfresco area provides a relaxed space for outdoor dining, overlooking the secure rear yard and compete with entertaining benches and storage.

The back yard is further enhanced by an impressive 8m x 12m shed with concrete floor, power, shelving and a workbench, perfect for storage, hobbies or trades. The property is well secure with excellent fenced boundaries.

Finished with recent upgrades including a fresh coat of paint, solar panels, smart lighting and thoughtful landscaping, this home is beautifully presented and completely move-in ready.

Ideally positioned in one of Hamilton's most convenient pockets, you'll enjoy an easy stroll to the town centre, caf  s, restaurants, the outdoor pool, and both primary and secondary schools, a truly unbeatable lifestyle location.

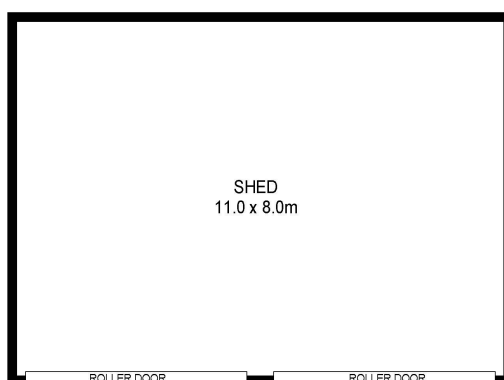
Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 1,012.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite









NOT IN ACTUAL LOCATION



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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