



## 24 Kitchener Street, HAMILTON, VIC 3300

### Solid Family Home in Excellent Location with Great Potential

Welcome to this fantastic opportunity, right in the heart of Hamilton!

This solid brick veneer home presents fantastic scope for modernisation and value enhancement. Situated on a 500 m<sup>2</sup> approx. allotment with the added energy saving of solar panels, the property is ideal for first home buyers, investors or renovators looking to unlock potential in a blue-chip location.

#### Key Features:

- 3 Bedrooms - comfortable and well-proportioned spaces ready for a contemporary refresh, master with a good sized walk-in-robe
- Bathroom & 2 separate rooms, one with bath & vanity, shower room & powder room
- Solid Construction - sitting on heated concrete slab (zoned) offering peace of mind and a great base for renovations.

#### Location & Lifestyle:

Positioned in one of Hamilton's most sought-after residential pockets, this property enjoys exceptional proximity to:

**TYPE:** For Sale

**INTERNET ID:** 300P190581

#### SALE DETAILS

**\$420,000**

#### CONTACT DETAILS

**Hamilton**

89 Gray Street  
Hamilton, VIC  
03 5551 6600

**Rosi Egerton**

0408 199 794

- Hamilton Hospital and Medical Services - just minutes away, making it perfect for health professionals or easy access to care.
- Local Amenities - close to shops, schools, parks, and everyday conveniences.

## Why This Property?

This home represents an exciting value-add opportunity. While the property is solid in its fundamentals, it would greatly benefit from modern updates - from kitchen and bathroom renovations to cosmetic refreshes throughout. These improvements would not only enhance comfort and aesthetic appeal but are likely to significantly boost market value. Its location near essential services, especially Hamilton Hospital and medical facilities, adds to its long-term desirability.

Whether you're seeking your first home with room to grow, an investment with renovation potential, or a family base within walking distance to key services, 24 Kitchener Street ticks all the boxes.

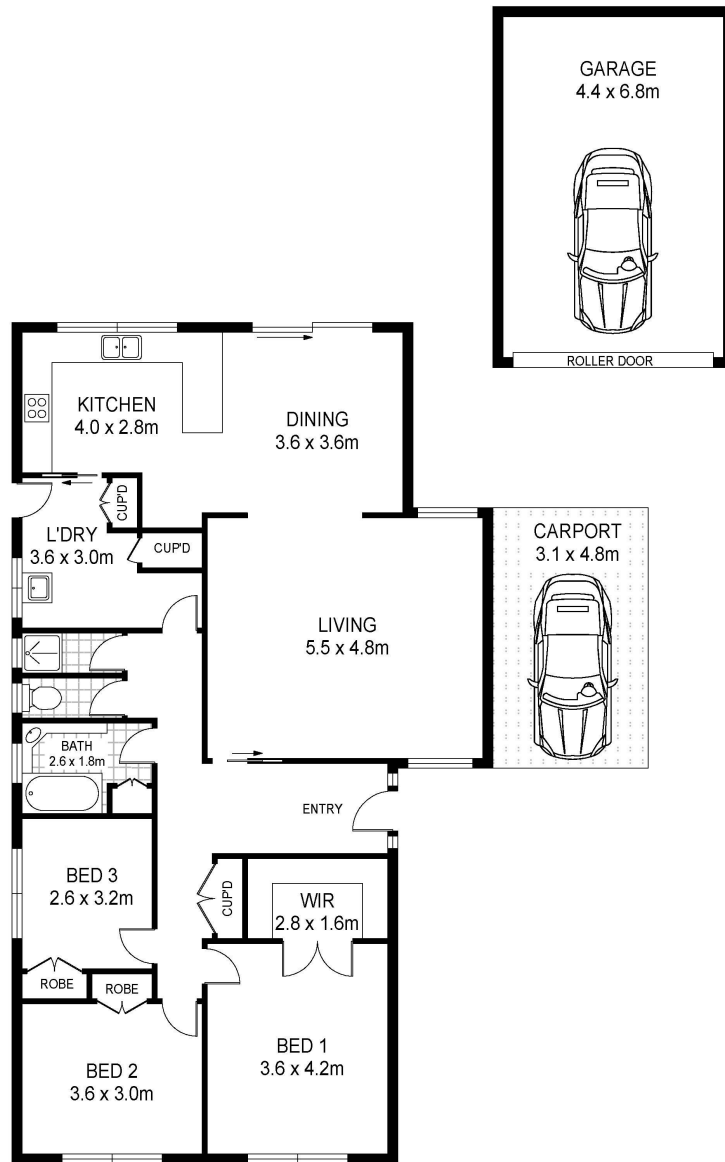
Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 500.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single 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.

24 Kitchener Street, Hamilton