

## 79 Ballarat Road, HAMILTON, VIC 3300

### Positioned for Convenience, Packed with Potential

Ideally located just moments from local schools, shops and the lake, this well-kept three-bedroom weatherboard home offers an outstanding opportunity for investors, families and first home buyers alike.

The home features three comfortable bedrooms, a central bathroom, and the added practicality of two toilets ideal for busy households. A functional floor plan provides easy everyday living with scope to personalise or enhance over time.

Step outside to a covered alfresco area, perfect for year-round outdoor dining and entertaining. The secure rear yard provides a safe and private space for children and pets, while a substantial double garage/workshop with an attached double carport offers excellent vehicle storage, workspace options or secure parking for multiple vehicles.

With its sought-after location, solid fundamentals and strong appeal across multiple buyer groups, this is a property that represents both immediate comfort and long-term potential.

**TYPE:** For Sale

**INTERNET ID:** 300P190731

#### SALE DETAILS

**\$330,000 to \$350,000**

#### CONTACT DETAILS

**Hamilton**

89 Gray Street  
Hamilton, VIC  
03 5551 6600

**Dion McFarlane**  
0428 598 354

Features include:

- Three bedrooms
- Central bathroom plus second toilet
- Covered alfresco area for outdoor entertaining
- Double garage/workshop with attached double carport
- Secure rear yard
- Close to schools, shops and the lake
- Ideal for investors, families or first home buyers

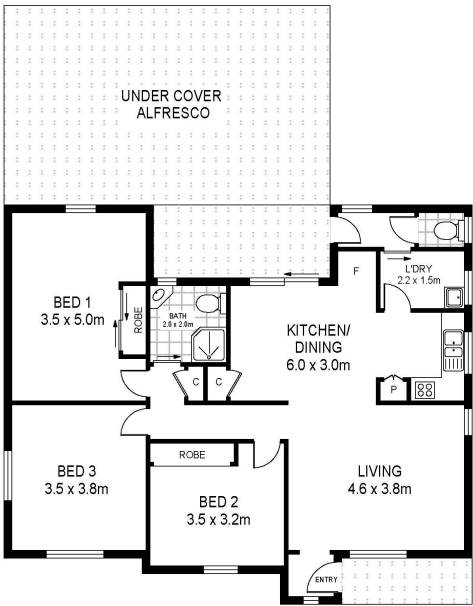
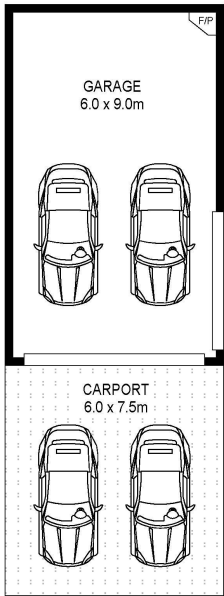
A smart purchase in a highly convenient location-inspect with confidence.

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

- Land Area 661.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage
- Double 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

79 Ballarat Road, Hamilton