



## 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:

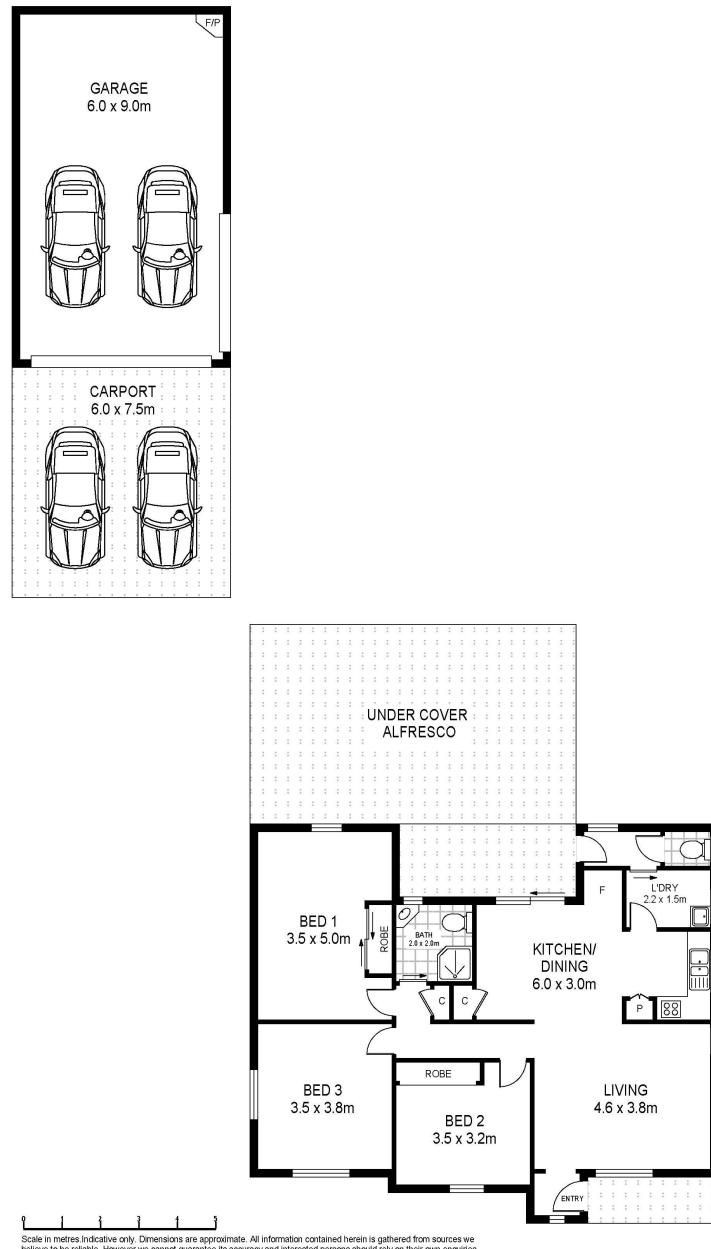
- Three bedrooms
- Central bathroom plus second toilet
- Covered alfresco area for outdoor entertaining
- Double garage/workshop with attached double carport
- Secure rear yard
- Close to schools, shops and the lake
- Ideal for investors, families or first home buyers

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





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