



17 Dempster Drive, HAMILTON, VIC 3300

Low Maintenance Living with Lake Views

Held by the one owner since it was built in 2005, this well-presented brick veneer home offers a practical layout, low-maintenance living and distant views across Lake Hamilton. It's an honest, tidy property that has been well cared for, making it an ideal option for investors, downsizers or buyers seeking a straightforward home with long-term appeal.

The home comprises three bedrooms, including one with built-in robes, serviced by a central bathroom featuring a shower, bath and vanity, with a separate toilet located alongside for added convenience. The open-plan kitchen, dining and living area forms the heart of the home, creating an easy, functional space for everyday living. The kitchen is fitted with timber cabinetry, electric cooking and generous bench space, and enjoys a pleasant outlook across the backyard.

From the dining area, glass sliding doors open to an enclosed paved entertaining area that is seamlessly connected to the home and the rear of the double garage. The garage itself is fitted with an electric roller door at the front and a second roller door at the rear, allowing direct access through to the entertaining space and providing flexible use for storage or entertaining.

TYPE: For Sale

INTERNET ID: 300P190994

SALE DETAILS

\$410,000 to \$430,000

CONTACT DETAILS

Hamilton

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Hamilton, VIC

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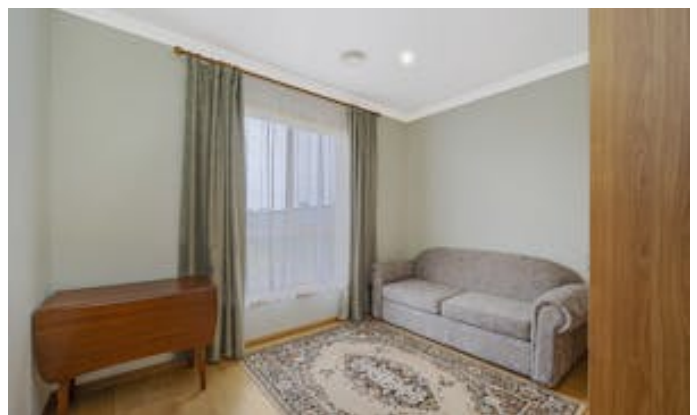
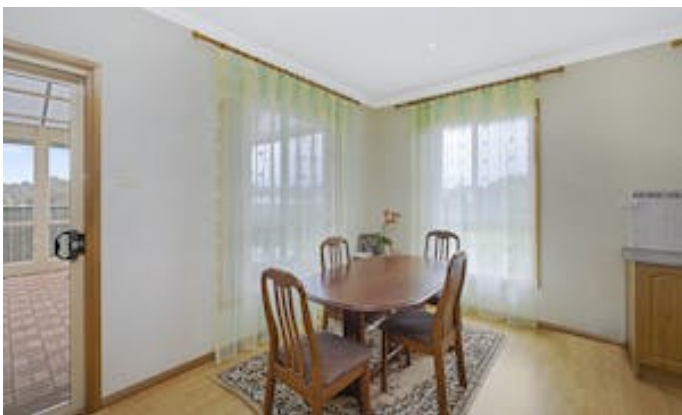
The backyard is spacious, fully enclosed with Colourbond fencing, designed to be both practical and private. A garden shed provides additional storage, while a variety of established fruit trees, including apricot, nectarine, apple, pear, cherry, fig and citrus, add character and seasonal enjoyment to the outdoor area.

Comfort and efficiency are enhanced with electric ducted heating and cooling throughout the home, along with a 12-panel solar system to help manage energy costs. Positioned close to Lake Hamilton and within easy reach of Monivae Secondary College and St Mary's Primary School, the location supports everyday convenience while maintaining a low-maintenance lifestyle.

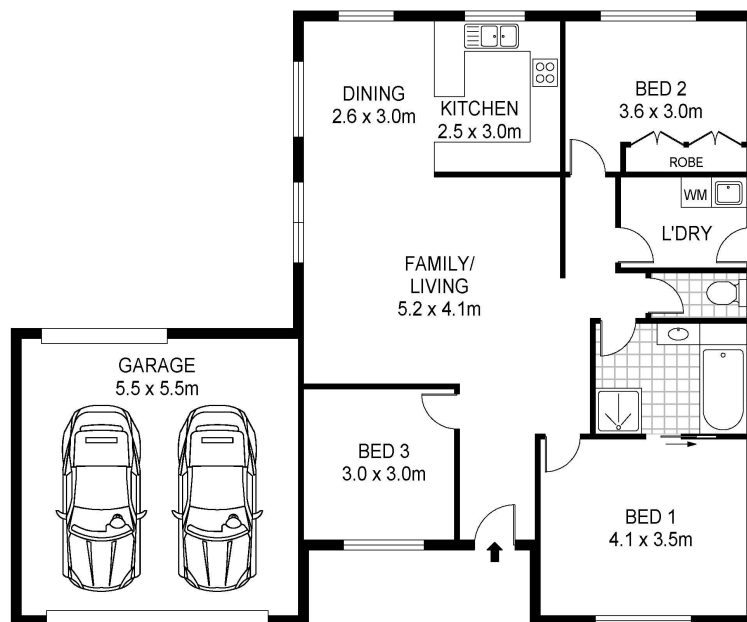
FOR SALE BY END DATE TBC

Other features: Area Views, Close to Schools, Roller Door Access

- Land Area 693.00 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

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