



256 Kent Road, HAMILTON, VIC 3300

Exceptional Family Living with Stunning Established Gardens

Set amongst beautifully established grounds, this immaculately presented brick veneer residence offers generous family living, excellent separation of space, and outstanding outdoor entertaining on an expansive allotment, approximately 1,233m².

The home has been thoughtfully extended and meticulously maintained, delivering a practical and well-considered floorplan ideally suited to family life. The bedrooms are positioned off a long hallway, providing privacy and quiet, while the main living areas are located separately.

Accommodation comprises four bedrooms plus a study. The master bedroom features a walk-in robe and ensuite, two additional bedrooms include built-in robes, and the fourth bedroom offers flexibility for guests or extended family. The study is fitted with a built-in desk, creating an ideal home office space. The family bathroom is conveniently located and has recently been renovated to include a large walk in shower, vanity and toilet.

At the heart of the home is the open-plan kitchen, dining and family area, designed for everyday living and entertaining. The timber kitchen offers generous bench space and storage, including a pantry cupboard, electric wall oven, ceramic cooktop, dishwasher,

TYPE: For Sale

INTERNET ID: 300P192001

SALE DETAILS

\$750,000

CONTACT DETAILS

Hamilton
89 Gray Street
Hamilton, VIC
03 5551 6600

Jo Frost
0428 585 434

and overlooks the front garden. Comfort is assured throughout the seasons with an upgraded ducted heating and cooling system, servicing the entire home.

Adjoining the dining area, a sunken formal lounge creates a beautiful retreat, enhanced by floor-to-ceiling glass windows that frame and capture views across the well landscaped backyard. This is the ideal room to host guests or larger family gatherings.

Outdoor living is a standout feature of this home. The family room opens onto a spacious, elevated alfresco area, perfectly private and ideal for outdoor entertaining and combines indoor and outdoor seamlessly. A timber deck stretches the full rear aspect of the home, leading down to a charming, paved courtyard protected by mature trees and greenery. A fully automated watering system ensures the gardens and lawns remain lush and vibrant all year round.

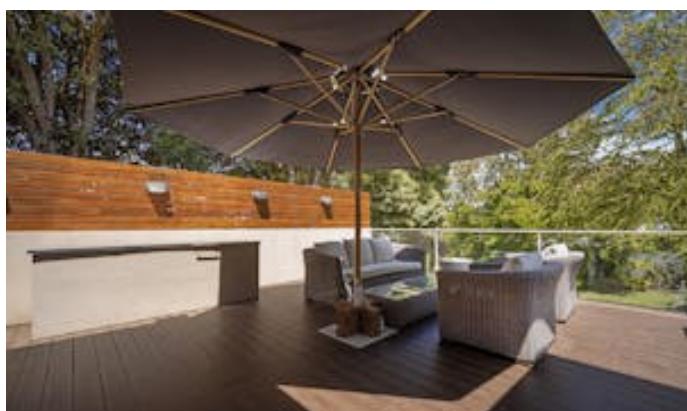
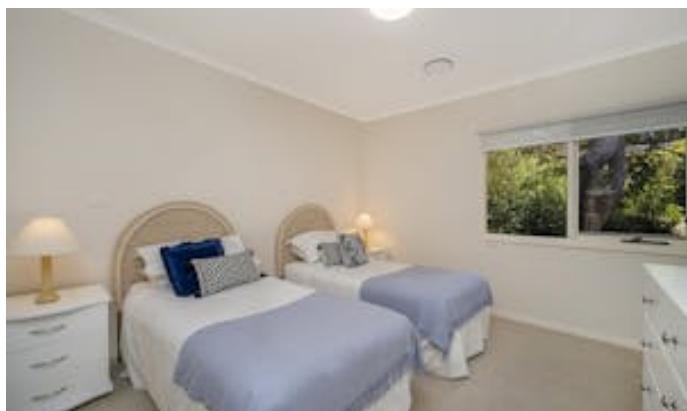
A sealed driveway leads you to a double attached garage with electric roller door, and further storage space is provided beneath the alfresco, with a substantial area perfect for garden tools and equipment.

Ideally located close to Hamilton & Alexandra Junior School and boarding house, Parklands Golf Course, and Lake Hamilton, this exceptional property presents an outstanding opportunity to secure a quality home in a highly regarded setting, particularly appealing to those who appreciate space, privacy, and beautifully established gardens. So book your inspection with the selling agent today.

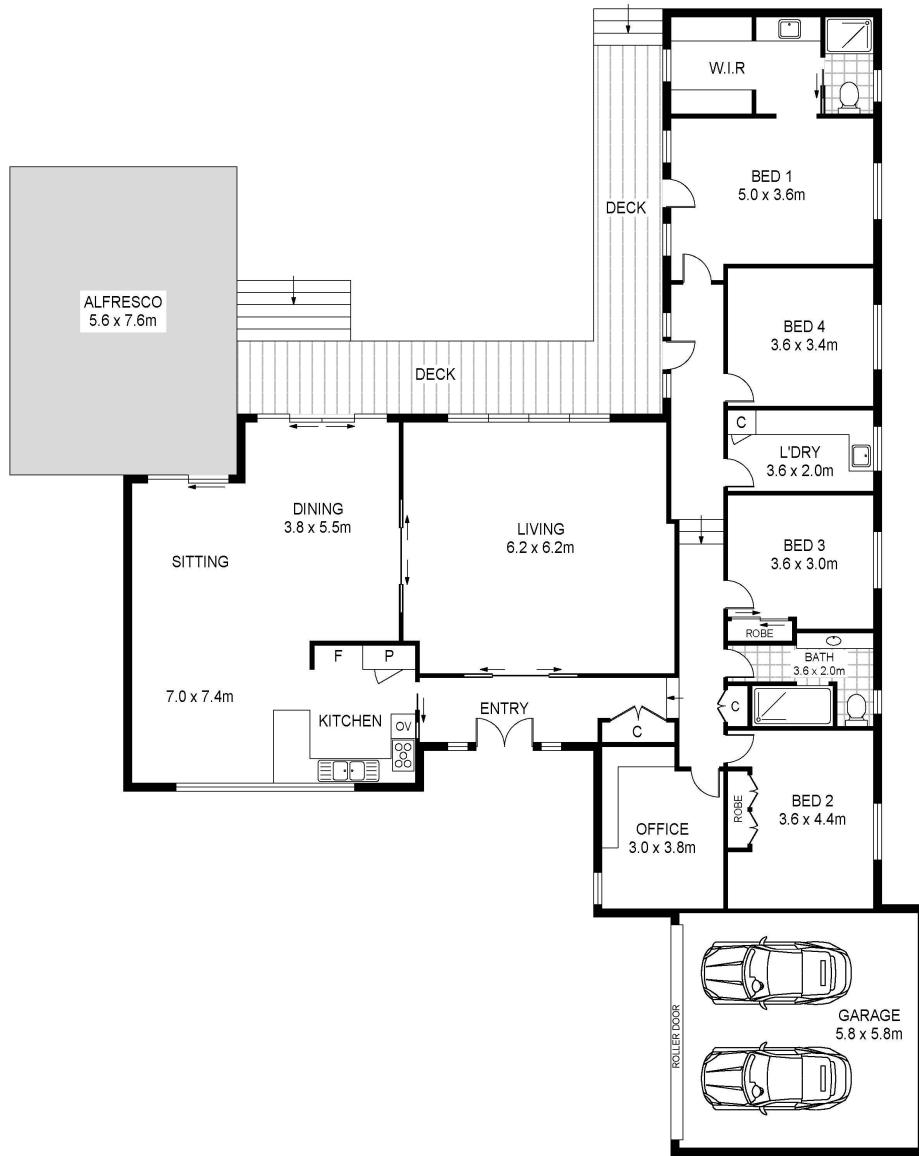
Other features: Carpeted, Close to Schools

- Land Area 1,233.00 square metre
- Bedrooms: 4
- Bathrooms: 2
- Double garage
- Ensuite









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

256 Kent Road, Hamilton