



## 3 Hyland Street, HAMILTON, VIC 3300

Low Maintenance Four Bedroom Home in a Convenient Location

Set on a 621m<sup>2</sup> block, this well-presented brick veneer home offers a practical layout, updated features, and a low-maintenance lifestyle, making it an ideal first home or investment opportunity.

The property comprises four bedrooms, three of which feature built-in robes, serviced by a renovated bathroom with shower, bath, vanity, and a separate toilet. The laundry has been modernised and provides direct access to the rear yard for convenience.

At the heart of the home, a spacious, updated kitchen offers excellent bench space and storage, including overhead cabinetry, a pantry cupboard, dishwasher, gas cooker, and a dining area that flows into the lounge. The living area is comfortable year-round with gas heating and reverse-cycle air conditioning.

Outside, the home includes an attached single carport and a generous 5.8 x 9.2m shed with single roller door, pedestrian access door, power, concrete floor, and workbenches-perfect for projects or storage.

Situated in a quiet, convenient location, close to Monivae Secondary College and St

**TYPE:** For Sale

**INTERNET ID:** 300P192398

### SALE DETAILS

**\$485,000**

### CONTACT DETAILS

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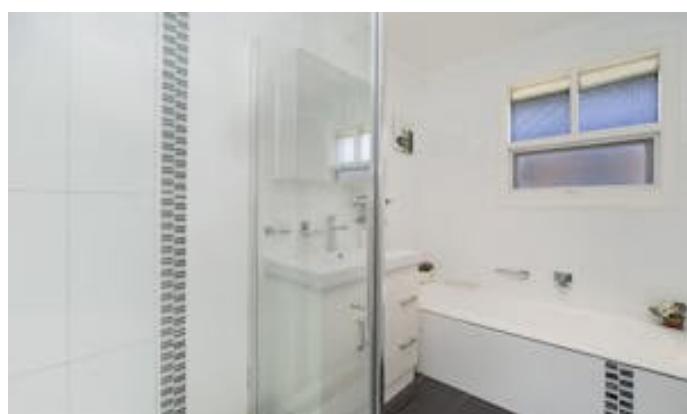
Mary's Primary School, and only a short drive to the CBD, this property offers a fantastic opportunity for those seeking a well-located, easy-care home in Hamilton.

For Sale By End Date:

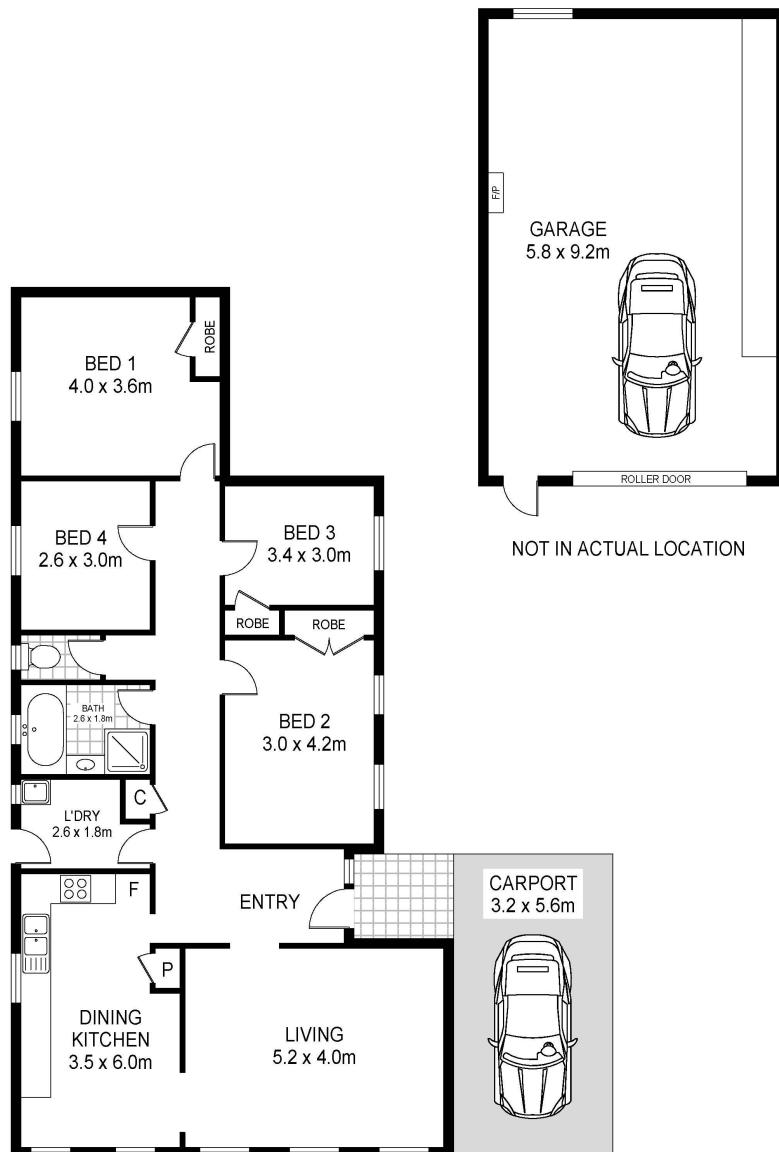
<https://anz.openn.com/app/l/OCFq>

Other features: Car Parking - Surface, Carpeted, Close to Schools, Close to Transport

- Land Area 621.00 square metres
- Bedrooms: 4
- 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

3 Hyland Street, Hamilton