



## 6 Hector Street, HAMILTON, VIC 3300

### Charming Weatherboard Home with Entertainers Deck

Set on a generous 1,017m<sup>2</sup> allotment, this well maintained two-bedroom weatherboard home offers the perfect blend of character, comfort and lifestyle flexibility. Currently operating successfully as an Airbnb, yet equally suited to first home buyers, investors or downsizers still wanting space to enjoy.

Inside, polished timber floorboards add warmth and personality, while soft carpet enhances comfort in the living area and bedrooms. The spacious lounge is welcoming year-round with gas heating, reverse cycle air conditioning and an overhead fan for added comfort.

The modern kitchen is both stylish and practical, featuring excellent storage with under bench drawers, overhead cabinetry and a walk-in pantry ideal for keeping appliances neatly tucked away. There's room for a small dining table, creating a relaxed open-plan space that connects seamlessly with the living area.

Bedroom one is well-appointed with built-in robes, reverse cycle air conditioning and a ceiling fan, while bedroom two also includes a ceiling fan for comfort. The updated bathroom includes a bath with shower, vanity and toilet in a fresh, functional layout.

**TYPE:** For Sale

**INTERNET ID:** 300P192832

#### SALE DETAILS

**\$389,000**

#### CONTACT DETAILS

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Timber French doors open out to a large undercover entertaining deck, a standout feature of the home. Complete with outdoor blinds and lattice screening for shade and privacy, this space is perfect for year-round gatherings or quiet mornings overlooking the garden.

The secure backyard offers excellent fencing and ample space for children and pets to play. Garden enthusiasts will appreciate the established fruit orchard, boasting apples, nectarines, figs, citrus and berry vines, along with a chook pen and shed for those seeking a more self-sufficient lifestyle.

A driveway leads to a double garage positioned on gravel, offering substantial storage and workshop potential, with scope for future enhancement if desired. At the front of the home, a ramp provides easy access to the entrance and the home is well set back off the street.

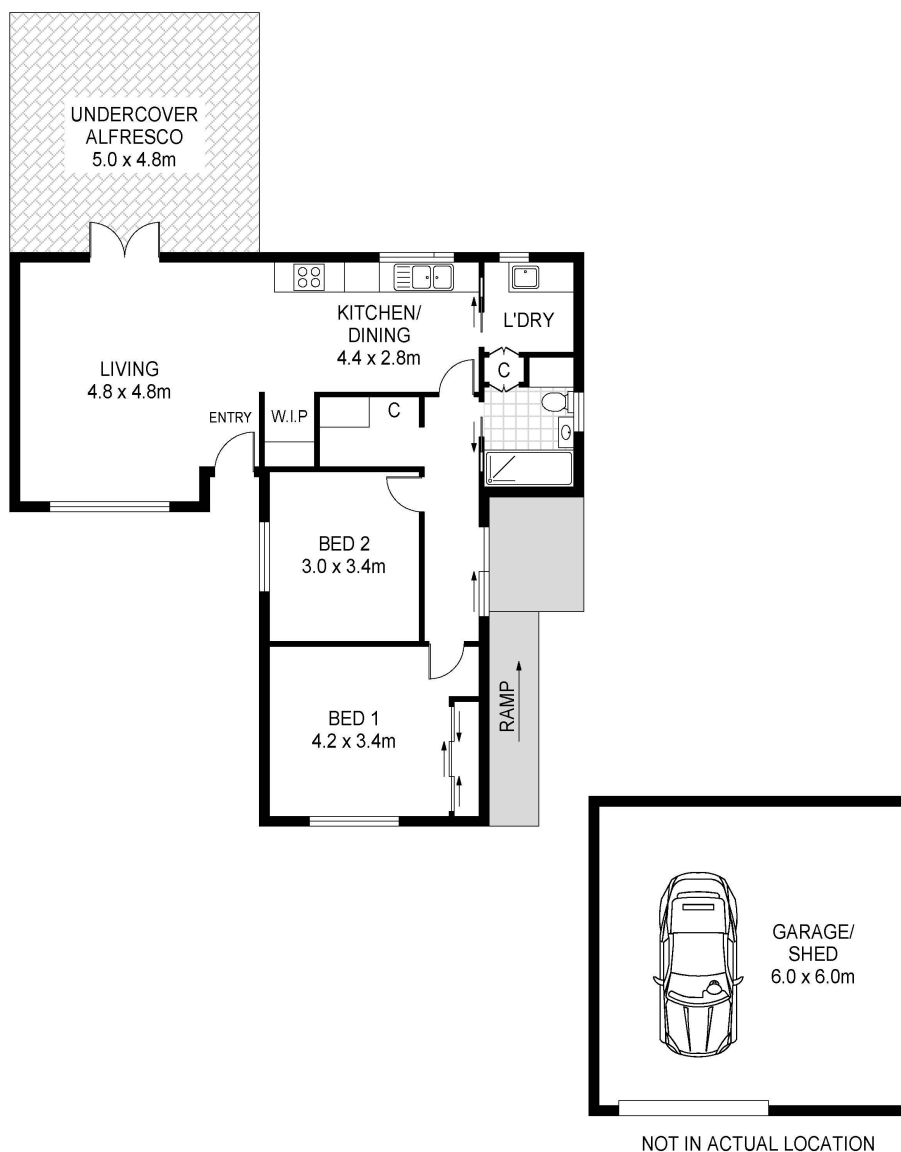
Full of charm, practicality and opportunity, this inviting property delivers lifestyle flexibility with proven income potential, all on a generous block size with scope to grow if desired. Inspections via appointment only to work around B&B bookings.

- Land Area 1,017.00 square metre
- Bedrooms: 2
- Bathrooms: 1
- Double garage









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