



## 118-120 Kenny Street, HAMILTON, VIC 3300

Substantial Block. Solid Foundations. Outstanding Potential.

Set on an expansive double allotment in a well-established area on the fringe Hamilton, 118-120 Kenny Street presents an exceptional opportunity to secure space, structure and future upside.

Positioned on a generous 1,200m<sup>2</sup> block, with sweeping rural views, the property offers exceptional flexibility for families, investors or those seeking extra room to move. Inside, the property features three bedrooms including a master with walk-in robe, two comfortable living areas, and an open plan kitchen/dining space. A central family bathroom with bath and freestanding shower is complimented by separate toilet for added convenience.

Step outside to a large undercover entertaining area that spans the full length of the home, creating the perfect setting for year-round gatherings with family and friends.

The substantial landholding provides endless possibilities. Whether you're looking to add further shedding, explore development (STCA), or simply the freedom that comes with a larger block, opportunities like this within town boundaries are increasingly rare.

The home itself is solidly constructed and built to last, offering a low-maintenance exterior and dependable foundations. Inside, the layout is practical and comfortable, with scope to modernise and add value over time. While some cosmetic updates would enhance the overall presentation, the bones are strong.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P193766

**SALE DETAILS**

**\$490,000**

**CONTACT DETAILS**

**Hamilton**

89 Gray Street  
Hamilton, VIC  
03 5551 6600

**Rosi Egerton**

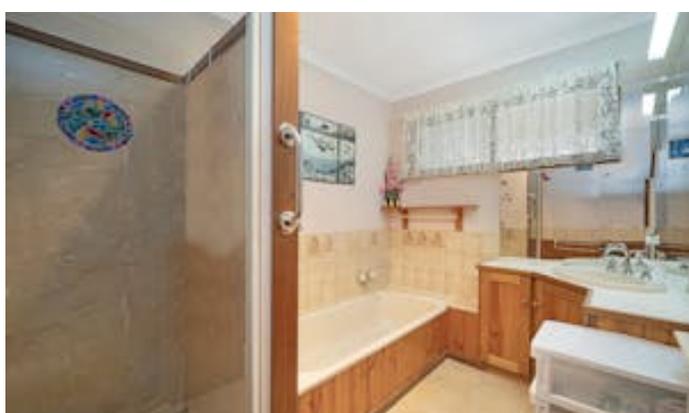
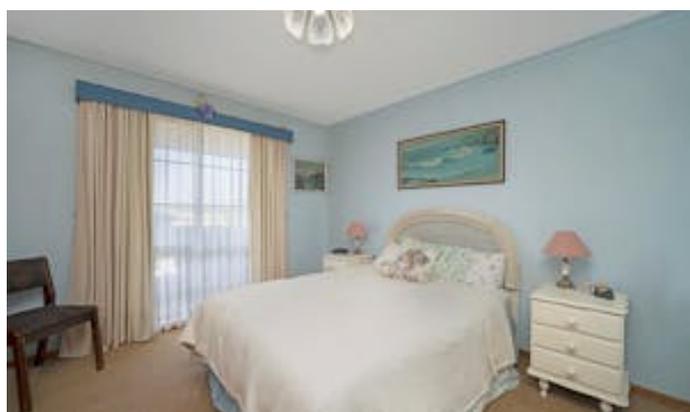
0408 199 794

For investors, renovators or buyers looking to secure a substantial parcel in a proven location, this property delivers immediate liveability with clear potential to capitalise.

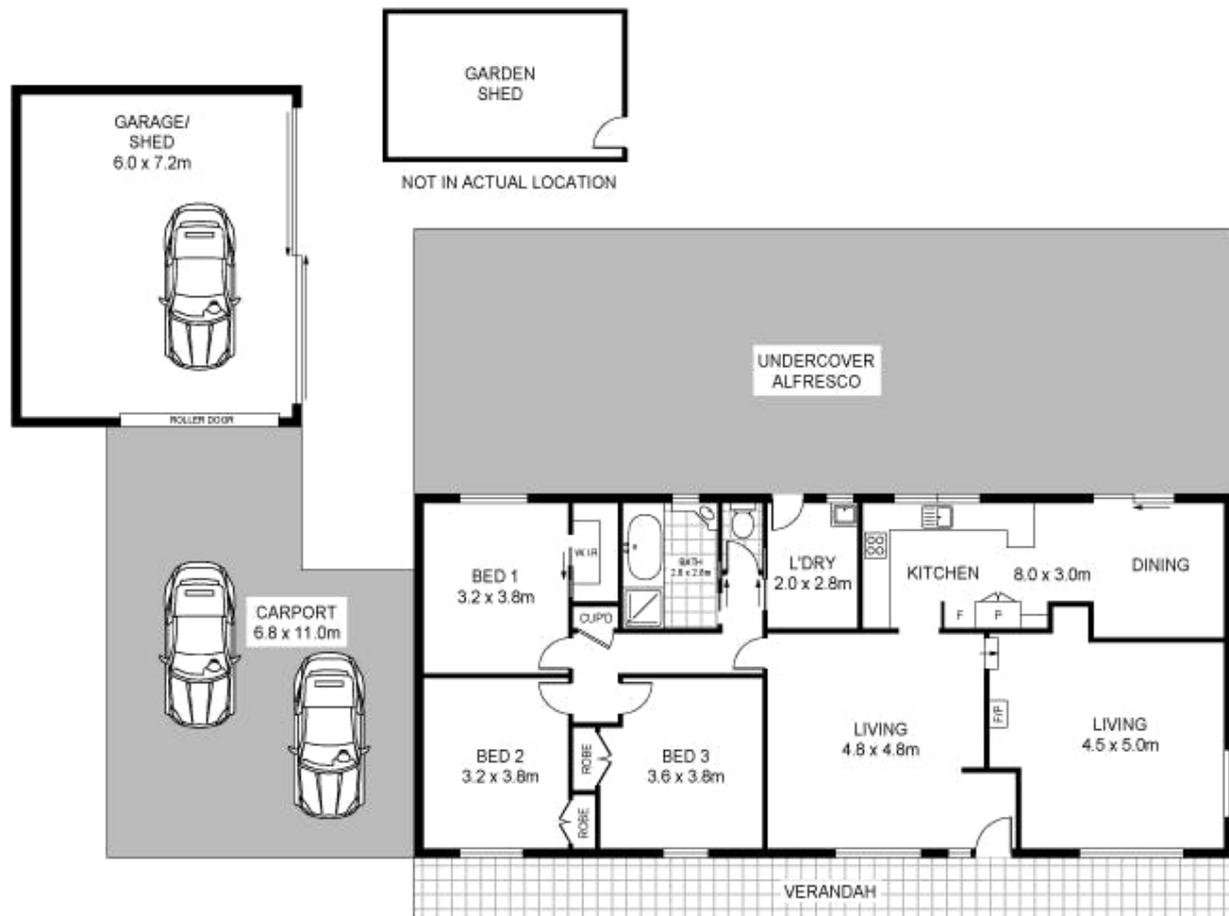
Call Rosi today to inspect! 0408 199 794

Other features: Close to Schools, Close to Transport

- Land Area 1,200.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage
- Double 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.

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