



244 Rippon Road, HAMILTON, VIC 3300

Stylish Modern Living with Lake Views

Enjoy the perfect blend of contemporary comfort and scenic lifestyle in this beautifully designed 3 bedroom, 2 bathroom home.

Thoughtfully planned with space, functionality and style in mind, this impressive residence offers multiple living zones and quality features throughout, all complemented by beautiful uninterrupted views of Lake Hamilton.

The home boasts light-filled open plan living along with a second lounge area, creating the perfect balance for family living and entertaining. A versatile formal dining room also provides the option of a home office or study, ideal for modern lifestyles.

At the heart of the home is a sleek and functional kitchen complete with a butler's pantry, providing excellent storage and preparation space while keeping the main entertaining area beautifully streamlined with slider access to the covered alfresco area where you can relax or entertain.

The home has a gas log fire, combustion wood heater, and split system air conditioning, along with double glazed windows, full insulation, and a three kilowatt

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: 300P193809

SALE DETAILS

\$830,000

CONTACT DETAILS

Hamilton

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Hamilton, VIC
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Dion McFarlane

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solar system for the energy conscious.

At the rear is a private and secure yard with pergola ideal for gardening or relaxing.

With excellent shedding, solar efficiency and secure garaging, and second driveway ideal for caravan or boat storage, this property delivers both lifestyle and practicality in a highly appealing package.

Features include:

- 3 spacious bedrooms, master with ensuite and walk-in robe
- Stylish and modern tiled bathrooms
- Multiple living zones including separate lounge
- Formal dining room or ideal home office/study
- Modern kitchen with quality appliances and butler's pantry
- Light-filled open plan living and dining area
- Covered alfresco entertaining area
- Double garage with secure internal entry
- Lock-up shed/workshop with polished concrete floor and separate driveway
- Solar panel system for energy efficiency
- Beautiful uninterrupted views to the lake
- Modern, low-maintenance lifestyle living

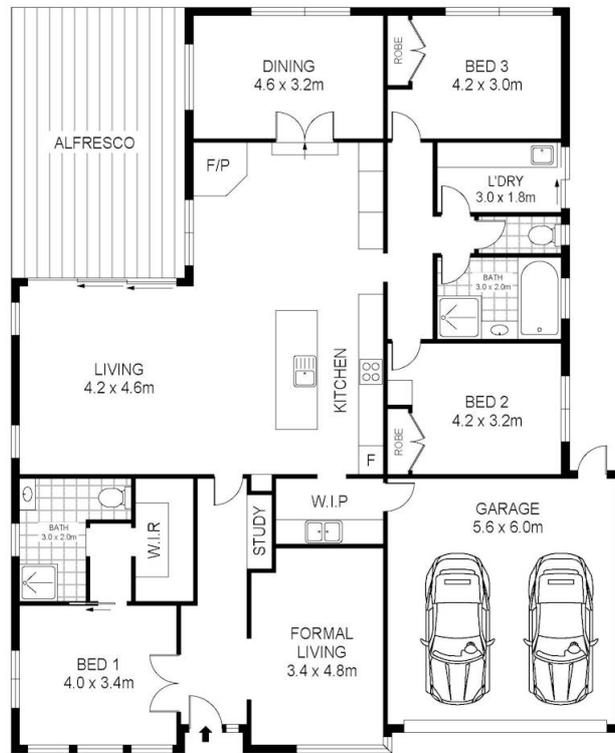
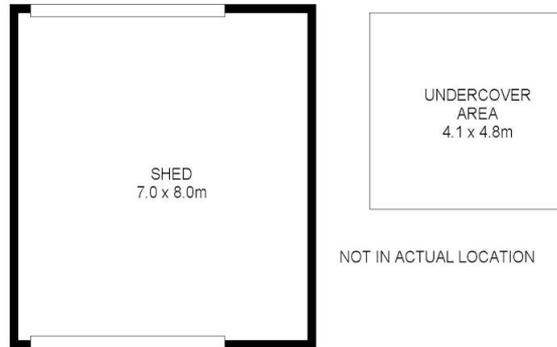
A wonderful opportunity to secure a quality modern home in a picturesque setting, perfect for families, professionals or those seeking a relaxed lifestyle by the water.

Other features: Area Views, Close to Schools, Close to Shops, Water Views

- Land Area 611.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double 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

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