



## 212 Coleraine Road, HAMILTON, VIC 3300

### A Landmark Property with a Rich Local Story

Recognisable by its iconic green roof, decorative tiled verandah, and brick domed wells, this is a property that holds a special place in Hamilton's history and heart. Originally constructed circa 1880 as a farmhouse and once owned by a local monumental mason, the home has evolved over generations, each leaving its mark.

Many will fondly remember its most vibrant chapter as The Stirring Pot, a much-loved restaurant that operated from 1976 through to the late 1990s under the guidance of its well-known owner and chef Jennifer Tully, a true local character whose warmth, flair and unmistakable personality created an experience as memorable as the meals themselves; and if the walls could talk, they would tell stories of long lunches, lively evenings and a lifetime of hospitality and laughs. .

Today, the home has been thoughtfully returned to residential living while still retaining subtle reminders of its past. It currently comprises two bedrooms, the main featuring built-in robes, and showcasing beautifully preserved character with rich timber wall panelling and a striking stained timber ceiling along with open fire place with antique mantle, while the second enjoys an abundance of natural light from its south and east-facing windows. Former archways, once opened to accommodate restaurant flow, have been reinstated to create defined bedroom spaces.

A central hallway makes an immediate impression, showcasing a stunning stained-glass feature above and alongside the front door, complemented by a graceful

**TYPE:** For Sale  
**INTERNET ID:** 300P195790  
**SALE DETAILS**  
**\$750,000 to \$780,000**

#### CONTACT DETAILS

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archway. Across the hall, the living and sitting rooms remain open and connected, creating a generous, free-flowing space, though the option exists to easily reconfigure and create a third bedroom if desired.

Character features are a highlight throughout, including stained timber ceilings with decorative patterning, timber wall panelling, and multiple open fireplaces with ornate mantles and antique surrounds. Timber French doors from the living area open onto an undercover alfresco, complete with café blinds, providing a comfortable space for year-round entertaining.

The sitting room is warmed by a gas log fire and connects seamlessly to the renovated kitchen, which has been transformed from its former commercial use back into a practical residential space. Offering a U-shaped design, the kitchen includes ample bench space and storage, parquet-style flooring, dishwasher, 900mm oven with five-burner gas cooktop, reverse cycle air conditioning and room to accommodate a generously sized dining table.

Adjacent to the kitchen, a substantial multipurpose room, once the restaurant storeroom, now incorporates the laundry and an additional oven, presenting excellent potential as a butler's pantry, mudroom, or creative workspace.

Set on approximately 2,840m<sup>2</sup> and zoned Industrial, the property offers outstanding flexibility and scope for a range of uses (STCA). Adding further value, a self-contained double brick unit constructed in the 1980s provides ideal secondary accommodation or an income stream. The unit comprises two king-sized bedrooms (master with walk-in robe, second with built-in robe), an open kitchen/living/dining area with dishwasher and reverse cycle air conditioning, and a dual-access bathroom incorporating laundry facilities. An additional room with separate entry offers versatility as a home office or third bedroom. A double carport services the unit, allowing for separate tenancy if desired.

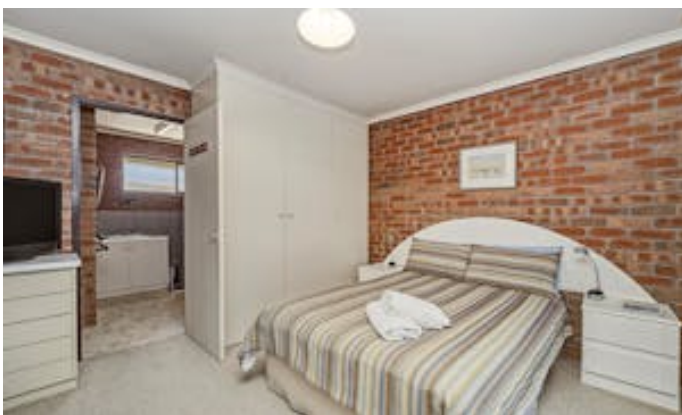
The expansive corner allotment enjoys high-profile exposure, while still offering privacy through established gardens, boundary fencing, and mature hedging. Native trees and quiet outdoor pockets create a peaceful setting to relax and unwind and will appeal to creative thinkers, hospitality operators, investors seeking a standout landmark site.

Offering a rare blend of history, character and commercial flexibility, The Stirring Pot marks the closing chapter of a remarkable 50-year custodianship and presents an exceptional opportunity for those with vision for the likes of investors, developers, medical facilities, boutique accommodation, gallery or the return of a hospitality venue. Whatever the next chapter is for this iconic property it's sure to be as unique and memorable as its past.

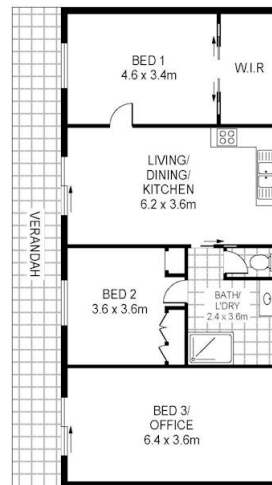
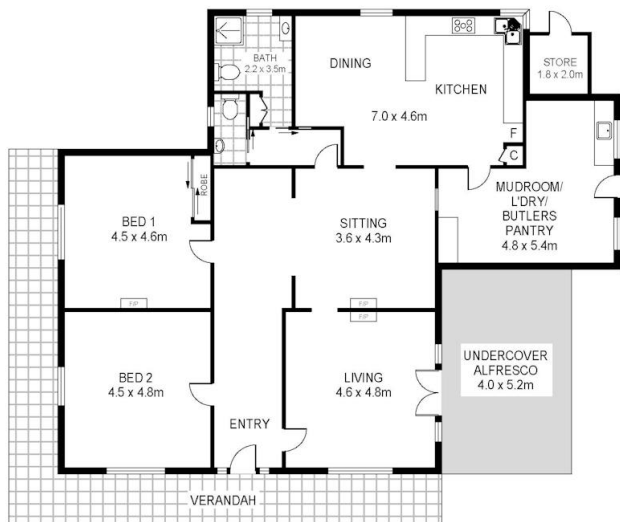
Other features: Close to Schools, Close to Transport

- Land Area 2,840.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double carport



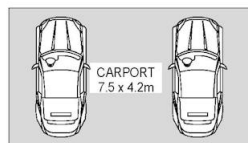






UNIT

NOT IN ACTUAL LOCATION



NOT IN ACTUAL LOCATION



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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