

37 Francis Street, HAMILTON, VIC 3300

Circa 1905 Character, Reimagined for Modern Living

Set proudly on an elevated 1,006m² allotment and just metres from the prestigious The Hamilton and Alexandra College, this beautifully transformed circa 1905 residence showcases the perfect balance of timeless character and contemporary luxury.

Once a classic period home waiting to be restored, the property has undergone a remarkable renovation from the ground up, resulting in a stunning three-bedroom, two-bathroom residence that honours its heritage while delivering all the comforts of modern family living.

From its commanding elevated position, the home enjoys an abundance of natural light and a wonderful sense of space. Original character elements have been carefully preserved and complemented by a thoughtful, sympathetic renovation that enhances the home's warmth, charm and functionality.

Inside, generous living spaces create an inviting atmosphere, while the heart of the home has been thoughtfully redesigned for modern lifestyles. The standout feature is undoubtedly the spectacular main bathroom, beautifully appointed with high-end finishes and contemporary styling, creating a luxurious retreat that rivals those found in much larger homes. A second bathroom adds further convenience for families and guests.

The generous 1,006m² allotment provides exceptional outdoor space, offering endless

TYPE: For Sale

INTERNET ID: 300P198183

SALE DETAILS

\$630,000

CONTACT DETAILS

Hamilton

89 Gray Street
Hamilton, VIC
03 5551 6600

Rosi Egerton

0408 199 794

opportunities for entertaining, gardening, family enjoyment or future enhancement (STCA). Adding further appeal is the excellent workshop/ bungalow, providing valuable additional space for hobbies, storage, a home office or creative pursuits.

Perfectly positioned within walking distance of Hamilton's CBD, schools, cafes and amenities, this is a rare opportunity to secure a character-filled home that has been comprehensively renovated to an exceptional standard.

Property Highlights

- Beautifully renovated circa 1905 residence
- Elevated 1,006m² allotment
- Three generous bedrooms
- Stunning newly completed main bathroom
- Sympathetic renovation preserving period charm
- Excellent workshop with adjoining bungalow
- Solar power system
- Walking distance to Hamilton CBD
- Metres from The Hamilton and Alexandra College

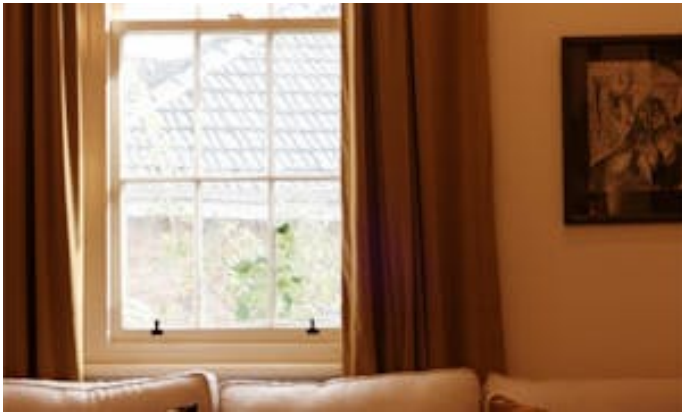
A home of undeniable character, quality and substance, where historic charm meets contemporary comfort in one of Hamilton's most sought-after locations.

Call Rosi Egerton: 0408 199 794 to arrange an inspection today.

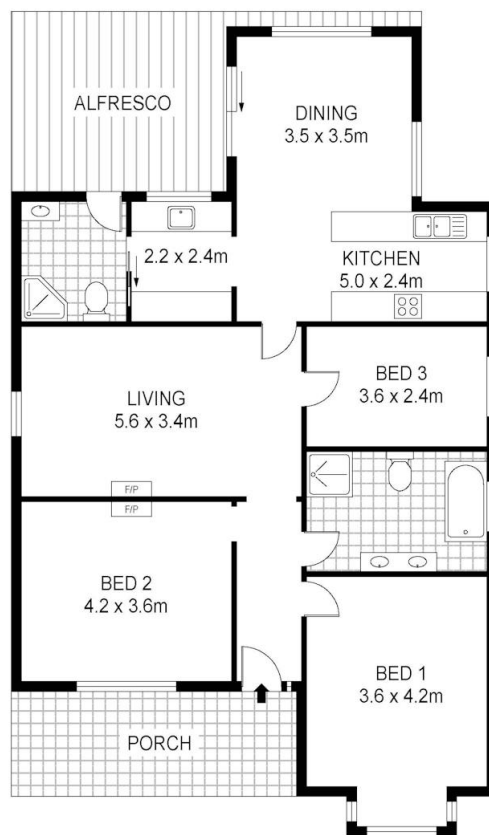
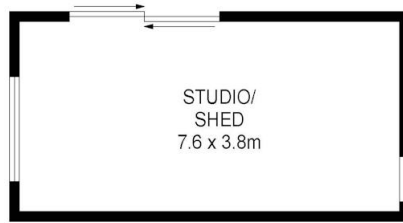
Other features: Area Views, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 1,006.00 square metre
- Bedrooms: 3
- Bathrooms: 2
- Floorboards









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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