



## 13 Tulloch Crescent, HAMILTON, VIC 3300

### Move Straight In Or Invest With Confidence

Enjoying a peaceful position on the northern edge of Hamilton and within easy reach of North Hamilton Primary School, this well-maintained brick veneer home offers comfortable family living with the flexibility to suit owner-occupiers and investors alike.

The updated kitchen, finished in timeless neutral tones, provides ample bench space and storage including a pantry cupboard, gas cooktop, electric oven and dishwasher. Overlooking the dining and main living area, it forms the heart of the home with the comfort of ducted heating and ceiling fans.

A second living area provides valuable flexibility, whether utilised as a formal lounge, children's retreat or home office, ensuring there's room for the whole family to spread out.

The master bedroom features a walk-in robe and private ensuite with shower, vanity and toilet, while the remaining two bedrooms each include built-in robes and ceiling fans. The central bathroom is well equipped with a relaxing spa bath, separate shower and vanity, with the convenience of a separate toilet alongside.

Sliding doors from the dining area open onto a paved alfresco space, offering the perfect foundation to create a covered entertaining area if desired. The fully enclosed backyard provides a secure space for children and pets while remaining a blank canvas for keen gardeners to make their own. An attached single carport and handy garden

**TYPE:** For Sale

**INTERNET ID:** 300P198223

#### **SALE DETAILS**

**\$485,000**

#### **CONTACT DETAILS**

**Hamilton**

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**Jo Frost**

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shed complete the outdoor package on an allotment of approximately 590m<sup>2</sup>.

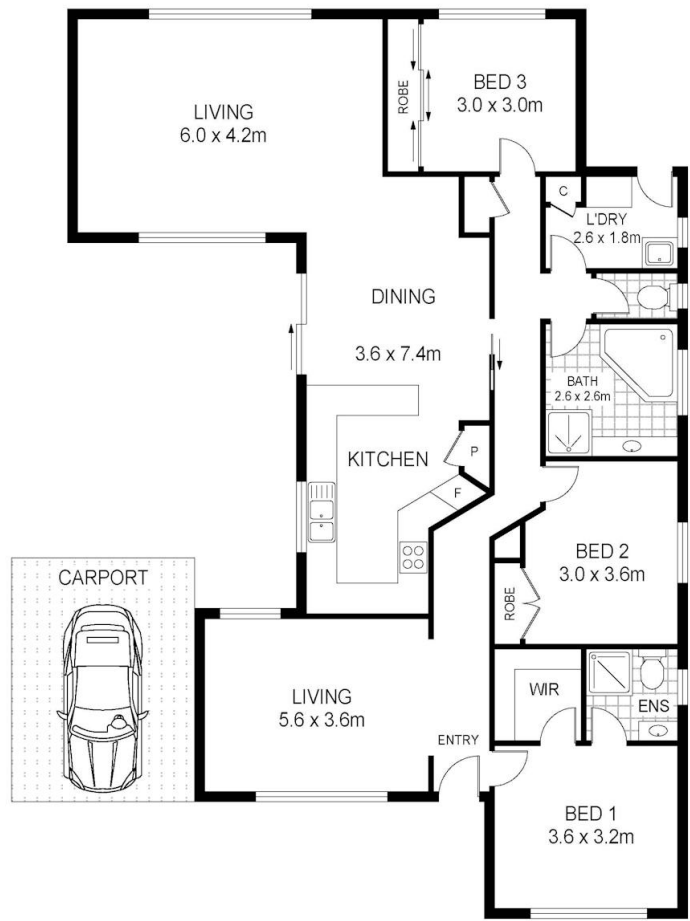
Previously a successful long-term investment property, this home continues to present an excellent opportunity for investors, while equally appealing to families or buyers seeking a comfortable home in a quiet, well-established location with room to add their own personal touch.

Other features: Car Parking - Surface, Carpeted

- Land Area 590.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- 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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