



## 166 Coleraine Road, HAMILTON, VIC 3300

### Low-Maintenance Living with Excellent Investment Appeal

Perfectly positioned on a convenient service road, this well presented brick townhouse presents an outstanding opportunity for investors, downsizers or first-home buyers seeking comfort, security and low-maintenance living.

Offering two generous bedrooms, each with built-in robes and direct access to the central bathroom, the thoughtfully designed floorplan provides privacy and practicality. The light-filled open plan kitchen, dining and living area creates a welcoming space for everyday living and entertaining, while large windows bring in an abundance of natural light.

Step outside to enjoy a fully fenced private courtyard-ideal for relaxing, gardening or accommodating pets. Completing the package is an attached single garage with internal access, adding both convenience and security.

Situated within easy reach of schools, shopping, medical facilities and Hamilton's town centre, this property combines location and investment potential.

#### Property Features

- Two spacious bedrooms with built-in robes
- Semi-ensuite bathroom with separate toilet
- Open plan kitchen, dining and living area
- Single lock-up garage with internal access
- Secure, low-maintenance private courtyard
- Quality brick construction
- Separate title

**TYPE:** For Sale

**INTERNET ID:** 300P198706

#### **SALE DETAILS**

**\$359,500**

#### **CONTACT DETAILS**

**Hamilton**

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Hamilton, VIC  
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**Rosi Egerton**

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- Ideal for investors, downsizers or first-home buyers
- Convenient location close to schools, shops and local amenities

A superb opportunity to secure an easy-care home in a sought-after Hamilton location, offering comfortable living today and excellent long-term value.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 329.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage