



50 Dickens Street, HAMILTON, VIC 3300

Comfort, Convenience & Great Value

Conveniently positioned in one of Hamilton's well-connected pockets, 50 Dickens Street offers comfortable living with generous indoor and outdoor spaces, all within easy walking distance of the Hamilton Indoor Leisure and Aquatic Centre, local sporting facilities, schools, Western District Health Service and the CBD.

Inside, the home has been tastefully updated over time to create a light-filled and welcoming interior. The well-appointed kitchen features gas cooking, a dishwasher, ample bench space and overlooks the rear yard, making it both practical and enjoyable for everyday living.

The adjoining L-shaped living and dining area provides plenty of space for the family to gather, with the warmth of a wood heater complemented by a reverse cycle air conditioner for year-round comfort.

Three bedrooms provide comfortable accommodation, with built-in storage to two bedrooms, a walk-in robe to the main bedroom, overhead fans and attractive barn doors adding both character and a clever space-saving touch. A centrally located bathroom services the home, while a second toilet adjoining the laundry adds extra convenience for busy households.

Stepping outside, you'll find a spacious undercover entertaining deck overlooking the fully enclosed backyard, where excellent fencing provides privacy and a secure space

TYPE: For Sale

INTERNET ID: 300P199101

SALE DETAILS

\$465,000

CONTACT DETAILS

Hamilton

89 Gray Street

Hamilton, VIC

03 5551 6600

Jo Frost

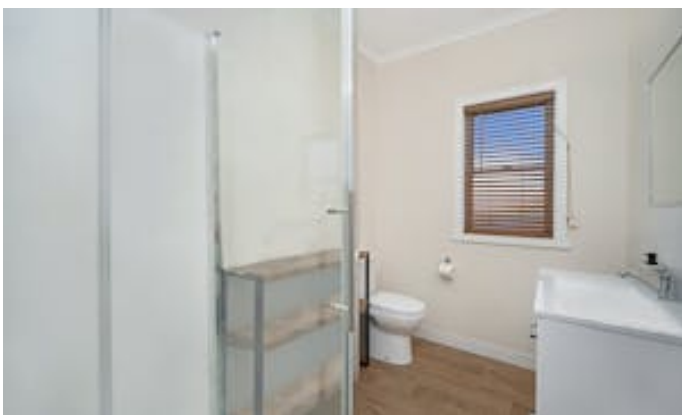
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for children and pets to play. Completing the property is a substantial double garage with concrete floor, power, lighting and roller door access to one bay, while the additional enclosed space offers excellent flexibility as a workshop, storage area, hobby room or future studio.

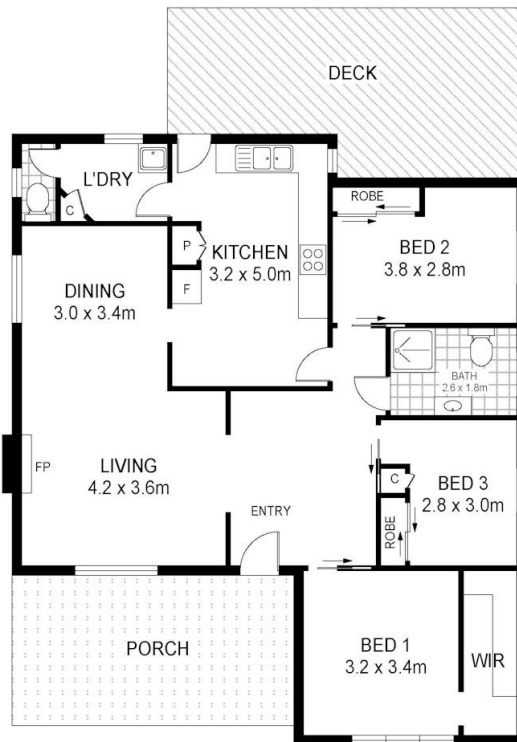
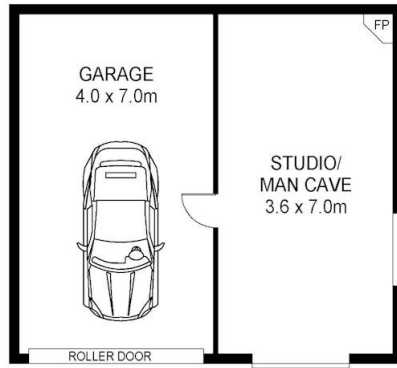
Offering an excellent combination of location, functionality and family and investment appeal, this is a home ready to be enjoyed, with all the conveniences of Hamilton close at hand.

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

- Land Area 683.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage







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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