



13 Leopold Avenue, HAMILTON, VIC 3300

Freshly Updated with Plenty of Space

Positioned in a quiet residential pocket, 13 Leopold Avenue presents a comfortable and inviting home set on a generous 984m² (approx.) allotment. Recent updates, including new flooring and a refreshed kitchen (still requiring finishing off), enhance the home's appeal, making it an excellent opportunity for first home buyers, downsizers or investors alike.

The home offers two well-sized bedrooms along with two versatile living areas, providing flexibility to suit a variety of lifestyles. The front living room could easily be utilised as a third bedroom, home office or additional sitting room if required. Both living spaces enjoy plenty of natural light and are equipped with reverse cycle air conditioning and gas heating for year-round comfort, while ceiling fans throughout the home add to the overall comfort.

The updated kitchen combines modern functionality with cottage charm, featuring improved cabinetry and finishes while retaining the original recessed chimney surrounding the stove as a unique character feature, and the inclusion of a dishwasher. The spacious bathroom has been thoughtfully designed with accessibility in mind, offering a step-in shower with grab rails, vanity and toilet.

Sliding glass doors open from the rear living area to a private courtyard, creating an inviting space for entertaining, relaxing or enjoying the afternoon sun. Beyond, the generous backyard offers plenty of room for pets, gardening or simply making the most

TYPE: For Sale

INTERNET ID: 300P199607

SALE DETAILS

\$398,000

CONTACT DETAILS

Hamilton

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of the outdoors. A single garage with an adjoining powered workshop provides useful storage and workspace.

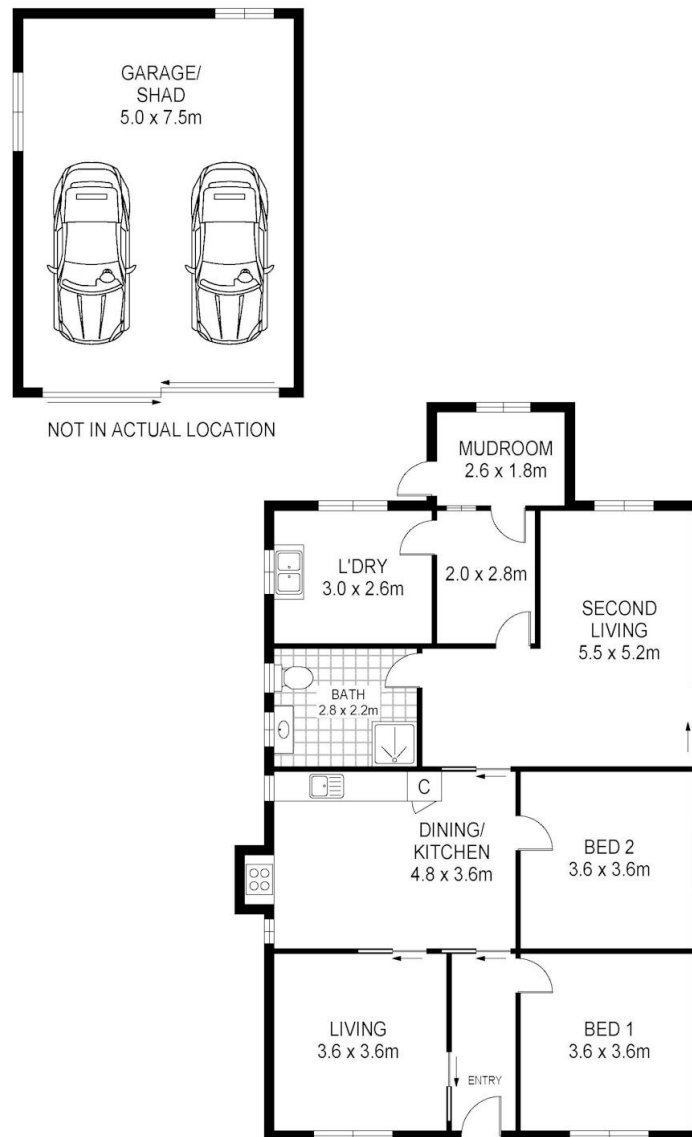
Conveniently located within walking distance of the Hamilton Indoor Leisure and Aquatic Centre, local schools and the bus interchange, this well-presented property combines peaceful living with everyday convenience and is ready for its next owners to move in and enjoy.

Other features: Close to Schools, Close to Transport

- Land Area 984.00 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.

13 Leopold Avenue, Hamilton