

27 Grampians Court, Hamilton, VIC, 3300



House For Sale

Saturday, 30 November 2024

27 Grampians Court, Hamilton, VIC, 3300

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Type: House



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Large Family Residence in a Quiet Location

Located in a quiet court on the edge of Hamilton is this large brick home set on an elevated block of approximately 2.76 acres, perfect for the growing family or the retiree still wanting that little bit of space between neighbours with excellent shedding.

The home comprises three main bedrooms, the master is king size with a generous walk in robe and ensuite with a double vanity, upgraded shower and toilet. The remaining two bedrooms are double sized with built in robes and overhead fans. The family bathroom is cleverly accessed from the second bedroom as well as being central to the home, recently renovated to feature a lovely freestanding bath, shower and vanity while the toilet is separate alongside with a basin.

The living area is spacious at the front of the home overlooking the vast garden and is comforted by a split system air conditioner and the welcome addition of a wood heater. This area flows into the kitchen and dining which is well equipped with ample storage space including a pantry cupboard and updated with stylish Caesarstone bench tops, new appliances to include two wall ovens and a 5 burner gas cooktop along with an integrated dishwasher.

Off the dining area is the office and laundry and a third separate toilet, ideally located alongside the spacious rumpus room which was converted from the previous double garage. This is the perfect teenagers retreat, guest suite or entertainment room with a split system air conditioner for comfort and an abundance of natural light.

A lovely back garden offers a private space for enjoying the outdoors with blooms of roses and hydrangeas and screened by hedging and mature trees. A lock up double garage is convenient to the back door with two electric roller doors, PA door, power and concrete along with a further 7.5m x 9m Colourbond shed also equipped with power and concrete and extra high clearance for the caravan and other toys.

These properties don't come along often, so if you are looking for a lifestyle block with all the conveniences of town on your doorstep then look no further. With genuine reason for sale, this home will be highly sought after, so inspect now to avoid disappointment. Contact the agent for inspection times.

What the Agent Loves About the Property:

" If you are looking for peace and quiet with distance from neighbouring properties and only a short drive to all modern conveniences, then this is the home you're looking for".

Inside:

- ☑ Three to four bedrooms or three bedrooms plus a study/guest room/second living
- ☑ Master bedroom with WIR and ensuite with shower, vanity & WC
- ☑ Kitchen with double electric wall oven, 5 burner gas cooktop, integrated dishwasher, good storage and stone bench tops
- ☑ Living area with wood heater and s/s air conditioner
- ☑ Separate dining room with views across the garden
- ☑ Family bathroom with shower, free standing bath, vanity and separate WC
- ☑ Laundry with direct access outside
- ☑ Third separate toilet in the laundry

Outside:

- ☑ 2.76 acres approximately zoned Low Density Residential
- ☑ 7.5 x 9 mt Colourbond garage with power and concrete
- ☑ 6 x 9 mt double garage with twin electric roller doors
- ☑ Double attached carport
- ☑ Solar panels
- ☑ Fruit trees

Services:

☒ Power

☒ Water

Location:

☒ 5 minutes to Hamilton's CBD

☒ 20 minutes to Dunkeld and the acclaimed Royal Mail Hotel

☒ 1 hour to Port Fairy and Warrnambool

☒ 1 ½ hours to Mt Gambier and the Coonawarra Wine Region

☒ 3 ½ hours to Melbourne

☒ 5 ½ hours to Adelaide