

6 Patterson Ave, Hamilton, VIC, 3300



House For Sale

Monday, 28 October 2024

6 Patterson Ave, Hamilton, VIC, 3300

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Bridget Fry
0355711404



Nic Cullinane
0409711641

Opulent Home in Premier Pocket

This vast and immaculate home delivers a contemporary opportunity and uses space and natural light as a master stroke all while taking advantage of being a moments' walk to the picture-perfect HIRL Nature Walk and the thriving Pedrina Park sports arena.

Enviably set in this delightful and quiet neighbourhood, on a private 655m² (approx.) parcel of land, with established gardens, excellent fencing and an abundance of accommodation, this home will impress the most fastidious of buyers.

Elegantly combining the warmth of original polished floorboards with the grace of modern light fittings and a fresh coat of paint, this elegant home presents 4 good sized bedrooms (Master with Walk In Robe and Ensuite) central bathroom (including large vanity, corner shower and toilet) and well-appointed modern laundry.

The heart of the home is captured at the central kitchen (including wall mounted oven with 4 burner electric cooktop, dishwasher, stainless steel sink and convenient corner pantry) that open across the light drenched dining and living area and leads out fabulous decked undercover Alfresco Area that will have you entertaining friends and family all year round.

Complemented with a second excellent living area (including split system, gas heater, charming ceiling rose and modern light fittings) that is able to be closed off by double sliding doors, there is options and flexibility for all of the family.

To round out this sensational package there is a double lock up garage (on concrete with lights and power) with a rear work shop, separate zone for a veggie garden (or ideal dog pen), plus convenient double gate access to the rear yard ideal for the boat or caravan this sensational property genuinely exceeds the standard property proposal and presents for you a lifestyle investment for now and the future.

Often sought after, yet very rarely found, is a central property that is also a quiet sanctuary, and this majestic beauty will draw you in to admire its calming clean lines and epic shedding.

Relish in the ideal location, setting you moments to the flourishing town centre with its beautiful Boutique Shopping, excellent Cafes and Restaurants, ever changing Art Gallery and the incredible Hamilton Performing Arts Centre with tremendous daily performances from Australian and International acts.

Hamilton thrives as a buoyant farming community and embraces a quiet country lifestyle all while being supported by an abundance of award-winning local schools (from Kinder through to TAFE), a terrific hospital and all the major shopping outlets from Bunnings and Mitre 10 to Macca's and Kmart everything you can ever need is easily at your fingertips.

This magnificent location also enjoys a 20-minute drive to Dunkeld as the gateway to the Grampians, 45 minutes to Port Fairy beach or a 1-hour drive to Warrnambool and the start of the world-famous Great Ocean Road and Surf Coast.