



# SOLD

## PRIME RENOVATION OPPORTUNITY IN THE HEART OF HAMILTON

Discover the potential of this classic three-bedroom home in a sought-after location in Hamilton. With its fantastic positioning, this property offers an incredible opportunity for investors, or those looking to build their dream home.

Featuring a traditional layout, the home includes a spacious living area and a functional kitchen that can easily be transformed into a modern space. The three bedrooms are generously sized foundation for your renovation vision.

Situated on a sizable lot, this property presents endless possibilities- whether you're looking to renovate the existing structure or start fresh with a new build. The backyard offers plenty of space for outdoor entertaining or gardening, making it a perfect canvas for your ideas, a spacious Granny flat is also included, for those extra guests, or teen age children.

Enjoy the convenience of being close to local amenities, including parks, cafes, and schools, all with a short distance. With public transport easily accessible, commuting to the city is a breeze.

Don't miss the opportunity to make this charming property your own. Contact Kurt today to schedule a viewing!

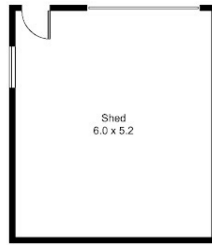
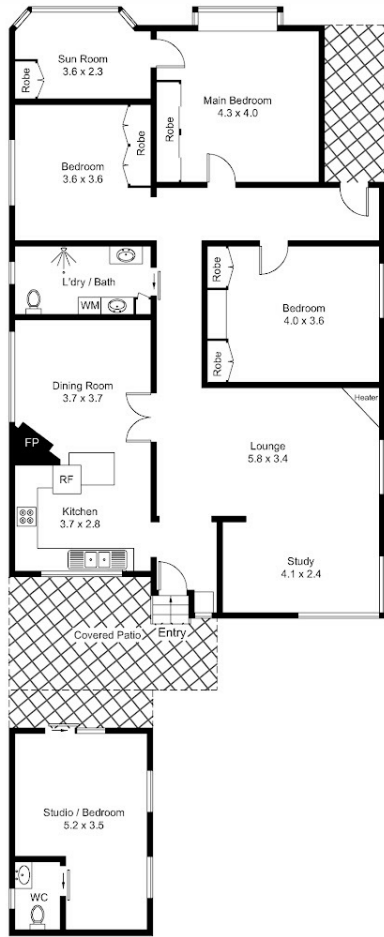
3 BED | 1 BATH | 2 CAR

PRICE:  
\$1,350,000

OPEN FOR INSPECTION:  
N/A



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(Not Shown In Actual Location / Orientation)



(SITE PLAN NOT TO SCALE)



Approximate Gross Internal Area = 188.1 sq m (Including Shed /Studio / Bedroom)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.