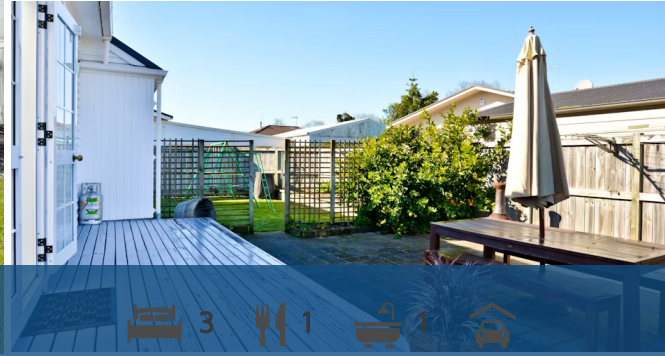




Sold



## 12 Bains Avenue, Hamilton East

3 bedrooms, 1 bathroom, 1 living area, 1 car

This Hamilton East gem reflects young family life in 2018, situated on an easy care freehold section. There's no need to commit your weekends to endless maintenance, enjoy your time off exploring your new neighbourhood, or stroll a little further and emerge yourself in Hamilton East's cafe and shopping culture!

Offering a generous sized lounge, spacious bedrooms and light filled interiors, this home has a feel good aura. With huge double garaging (added in 2009), enough space for an outdoor kids play area or vege garden and a well appointed BBQ area to enjoy with friends and family in the coming summer months!

Stay snug for the rest of the winter months with a wood burner situated in the heart of the home and supported with insulation in the ceiling and underfloor. With ample schooling options of all levels, including Hamilton East Primary, Marian Catholic, Peachgrove Intermediate and Hamilton Boys and Girls High schools. Boy's High is just a short walk around the corner! This is exceptional buying in the ever so popular Hamilton East and wont last long. Call Libby Buchanan to view.

|                |                    |
|----------------|--------------------|
| Land area      | 446 m <sup>2</sup> |
| Floor size     | 139 m <sup>2</sup> |
| Rateable value | \$355,000          |
| Rates          | \$2,075.00         |

