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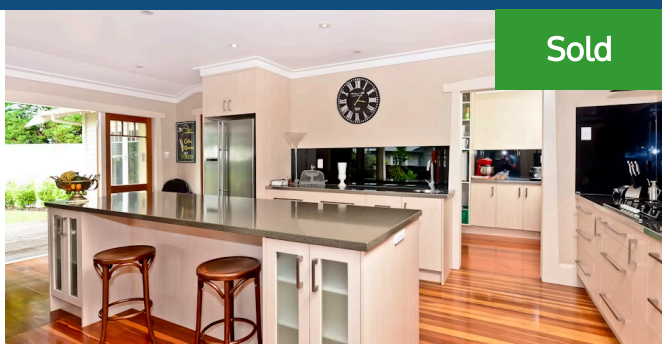

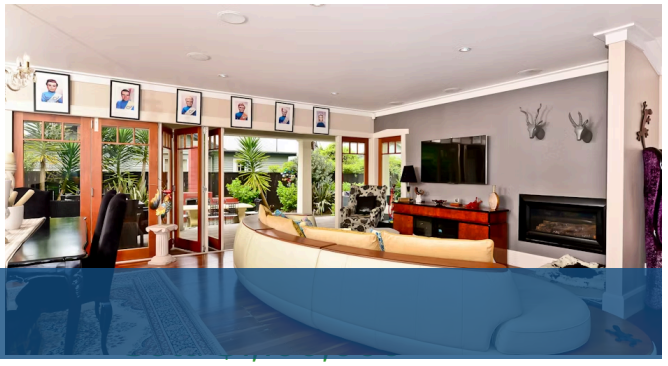

23 Hammond St, Hamilton Central

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Fraser Hammond House is a rare find in a rapidly developing metropolis. On a traditional quarter acre (1029sqm); the enhanced central city character homestead is a timeless classic with a fabulous contemporary twist. Spread over 300sqm, the beautifully crafted home fuses modern living with vintage opulence to deliver an incomparable inner city lifestyle. There is a great sense of privacy and connectivity to the natural surroundings, pool complex and expansive outdoor living. The home has an illustrious history. Built in 1926 by three English brothers renowned for their fine craftsmen, the homestead has had just four proud owners. Its character and integrity are well preserved. Alterations and extensions have been sympathetically executed to ensure a stunning combination of past and present. An elegant reception room lies at the front of the home, while at the rear is an extensive open concept living hub blending a chef-ready kitchen, meals and relaxed spaces, all of which merge with wide verandahs, alfrescos and outdoor entertainment via a series of bi-folds. The quality kitchen features a true butler's pantry, built-in Bosch appliances, gas hob, soft close cabinetry and superb work areas. Ground floor also contains a separate laundry, office, guest powder room, and bedrooms, including a grand master retreat with en-suite and walk-in robe. A further suite of bedrooms is located on the first floor, together with a bathroom. These bedrooms attract picturesque outlooks. The emphasis outdoors is on relaxation and effortless entertaining. The in-ground salt water pool is heated, and the alfrescos and outdoor fire engage with the tranquil landscaped environment, which is well fenced. Five vehicles can be parked on site, in addition to the large auto 2. 5 car garage. A security gate and alarm give peace of mind.

Land area	1030 m²
Rateable value	$100,000
Rates	$5,571.01

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