

142 Hamilton Street, Kilmore

Affordable, Low-Maintenance Living in a Prime Kilmore Location

Whether you're looking for your first home, a smart investment or an easy-care property to downsize into, this well-presented three-bedroom home offers comfort, convenience and a highly sought-after location.

Set on a low-maintenance 239 sqm (approx.) allotment, the home features a spacious master bedroom complete with a walk-in robe and private ensuite, while bedrooms two and three include built-in robes and are serviced by a centrally located family bathroom. The light-filled open plan kitchen, meals and living area forms the heart of the home, flowing seamlessly out to the private, low-maintenance rear garden - perfect for relaxing without the upkeep. A single lock-up garage with internal access, together with a concrete driveway, adds to the home's everyday practicality.

Positioned within easy walking distance of Kilmore Primary School, St Patrick's Primary School and Assumption College, as well as doctors, shops and other essential amenities, this is an outstanding opportunity in a convenient family-friendly location.

Currently leased until November 2026 at \$2,167 per calendar month, this property also presents an excellent opportunity for investors

3 2 1

FOR SALE
\$495,000 - \$530,000

VIEW
By Appointment

AGENTS

Gavin Henderson
0408 359 764
ghenderson.broadford@ljhooker.com.au

AGENCY

LJ Hooker Broadford | Kilmore
(03) 5784 2558

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



seeking an immediate rental return.

- maintenance homes in quality locations are always in demand:
don't miss your chance to secure this fantastic property.
- Please direct all enquiries to Gavin Henderson on 0408 359 764.

MORE DETAILS

Property ID	7Y6HJS
Property Type	House
Land Area	239 m2
Including	Toilets (2)

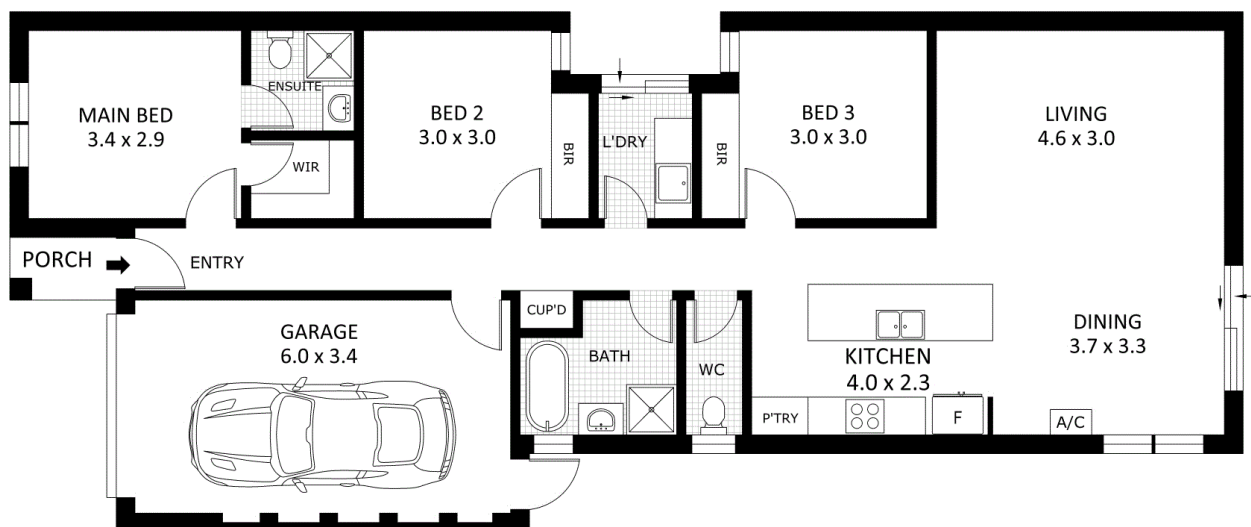
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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Residence	- 100.1m ²
Garage	- 20.4m ²
Porch	- 1.7m ²
Total	- 122.2m ²



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