

## 40 Hamilton Street Safety Beach VIC

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Discover the ultimate blend of coastal charm and contemporary luxury in this stunning 3-bedroom, 2-bathroom home. Perfect for downsizers or as a serene holiday getaway, this residence features high-performance double-glazed BING windows and doors, along with automated heating and irrigation systems. Plus, enjoy seamless indoor-outdoor living with a convenient servery window to the undercover entertaining space.

**Price** : \$1,050,000 - \$1,150,000

**View** : <https://www.ypa.com.au/8106305>

### Key Features:

?Bright, Open Living Spaces: Embrace the light-filled ambiance of an open-plan design that connects effortlessly to outdoor areas, perfect for relaxed coastal living and entertaining.

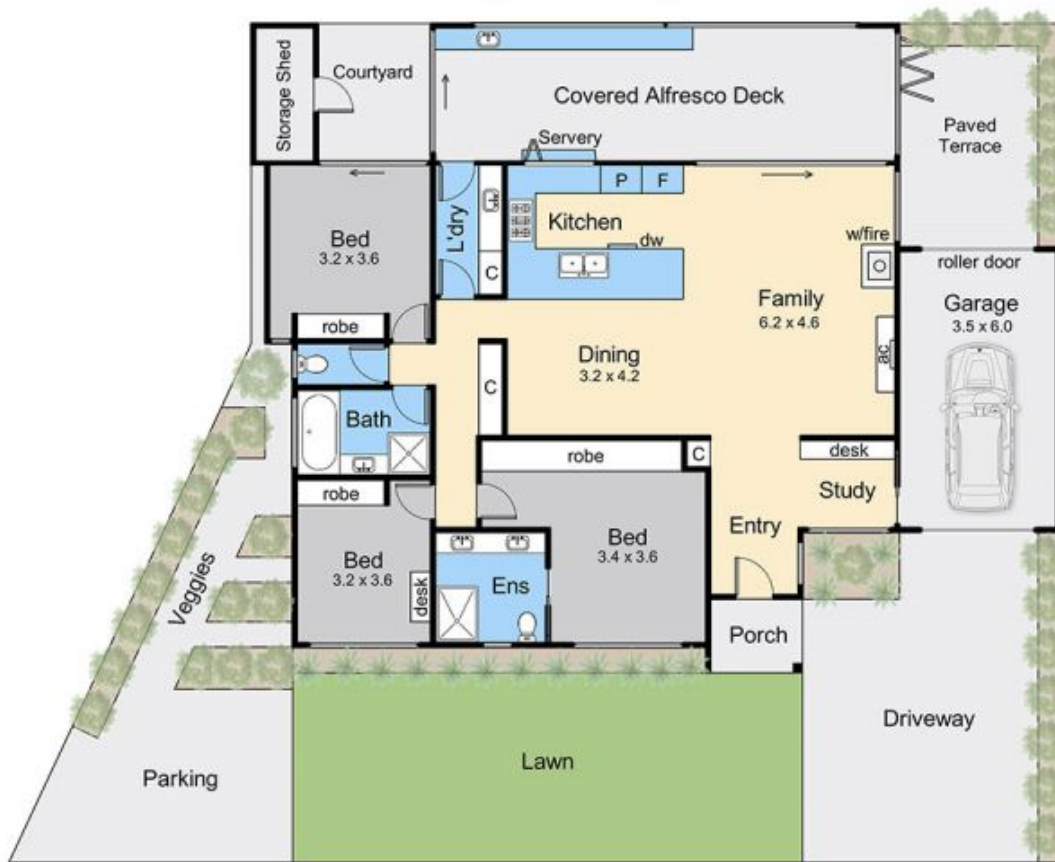
?Coastal-Style Flooring: Blackbutt wooden flooring



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Internal area = 14 squares (approx)  
Alfresco area = 3.3 squares (approx)  
Garage area = 2.7 squares (approx)  
Total area = 20 squares (approx)  
Land area = 330 sqm (approx)



## Floor Plan

### 40 Hamilton Street, Safety Beach

This floorplan is for illustration purposes only and no warranty is given to its accuracy. Purchasers are advised to carry out their own investigations. Produced by **realitywriters** (03) 5970 2222