



## 259 Hotham Street RIPPONLEA

3 2 2

### So Much Space, Such Good Value

Welcome to this beautifully designed whisper quiet town residence, where easy living meets contemporary elegance. Bathed in natural light, this home features a thoughtfully crafted floor plan with generously sized rooms that provide both comfort and style.

Upon entering through the private, secure entry, you'll be greeted by a spacious open-plan living and dining area that flows seamlessly into inviting entertaining spaces. The chef's kitchen is a culinary dream, equipped with modern appliances and ample storage. Additionally, a versatile downstairs multi-purpose room, perfect for a study or home office, enhances the functionality of this delightful residence.

Upstairs, you'll find three well-appointed bedrooms, including two that share a luxurious bathroom. The main bedroom is a true retreat, boasting a stylish ensuite.

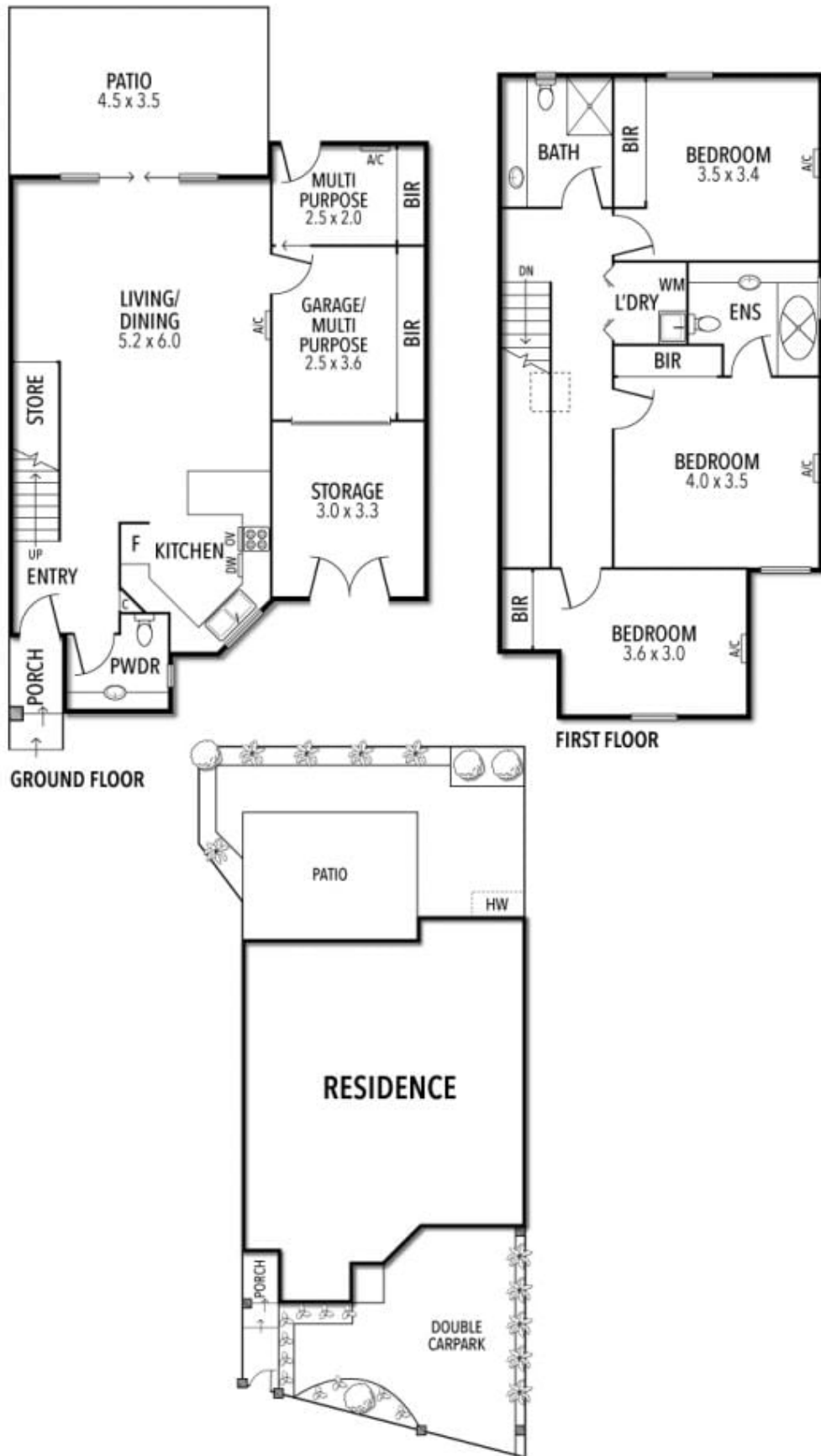
This home is further enhanced by a range of desirable features, including a convenient powder room on the ground floor, ducted heating and cooling for year-round comfort, a

**\$1,025,000 - \$1,125,000**

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