

21 Melbourne Street | Hamilton





Welcome to 21 Melbourne Street!

Unbelievable opportunity in the core of Kirkendall! Downsizers, condo dwellers, first-timers, and hobbyists, this gem complete with a 31'x11' permitted garage/workshop/studio (2021) is for you. This attractive 2-bed plus den/office/baby room set-up offers so much room with modern and fresh finishes throughout. Welcoming front porch entry into the foyer with porcelain tiling (2023), fresh decor, and an open-concept floor plan. Fantastic main floor bedroom with sun-filled window and ample closet space. Spacious living room with sleek laminates throughout as well as a sunny live/work office setup! Cooks Kitchen offers space for large family gatherings with recent upgrades including custom-aged pine cabinetry (2022), white quartz surfaces (2022), SS backsplash (2022), SS hood range (2022), and under cabinet lighting! 4pc main level bath is tucked away yet still convenient for visiting guests. The upper level offers a large primary bedroom and a "Flex" room that includes a BATHROOM ROUGH-IN ready to go! Enjoy the convenience of main floor laundry with access to your private backyard oasis with the entertainer in mind. Loads of upgrades with exterior lighting, glass-railed decking, hot tub, vegetable garden, and gated access! Loads of parking with detached garage/workshop/studio or convert it into a living space! Bonus full-height basement with water on demand (no rentals) Walk to dining, coffee shops, boutiques, and more! Stop paying condo fees, hike the trails and enjoy escarpment views!





The Deborah Brown Team

Let's Maximize Your Investment

We are a top-producing, award-winning team since 2009, reaching RE/MAX Diamond Team for 2020. Our philosophy is to put clients first, recognizing that their home is often their single largest investment. We offer an advanced technical marketing plan, in-depth market knowledge and unmatched attention to detail. Our team consists of 3 highly motivated sales representatives offering superior negotiating skills and a proven track record. We have a fantastic and dedicated client care manager and marketing manager working behind the scenes to ensure that every detail is taken care of to ensure a smooth and memorable real estate experience.

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21 Melbourne St, Hamilton

Front Exterior

- New Front entrance door (2022)
- Full-length front porch re-skinned with pine (2022)
- Convenient access panel on the west side of the fence to retrieve your garbage via the shared walkway (2022)
- Front stone retaining wall rebuilt with concrete and steel bar reinforcement at NE corner (2020)

Foyer

- Anti-slip 12x24 porcelain tile (2023)
- Custom pine staircase (2022)
- Custom stainless steel railing (2022)

Kitchen/ Breakfast Area

- Custom-aged pine upper cabinetry (2022)
- White quartz countertop (2022)
- Stainless steel backsplash (2022)
- Porcelain tile backsplash behind cooking range (2023)
- Stainless steel hood range (2022)
- Gas range
- Lower cabinetry (2022)
- Under-cabinet LED lighting - dimmable with remote control (2023)
- Upgraded light fixture (2023) & ceiling fan
- Sleek laminate flooring
- Two windows with blinds

Living Room

- Sleek laminate flooring
- Fresh & neutral decor
- East-facing window with blinds
- Ceiling fan

Dining Room

- Sleek laminate flooring
- Fresh & neutral decor
- Large front window for natural light

Main Level Bedroom

- Sleek laminate flooring
- Closet
- South-facing window to backyard deck
- Freshly painted (2023)

Upper Bedroom

- Large room that could be used as the primary bedroom
- Storage Closet built into the wall
- East-facing window with blinds
- Laminate flooring
- Updated light fixture (2022)
- Freshly painted (2023)

Upper Den

- Existing roughed-in plumbing for a 2nd-floor bathroom
- Could be used as an office/Den
- Could be used as a baby room
- Could be turned into a walk-in closet
- West-facing window with blinds
- Laminate flooring
- Updated light fixture (2022)
- Freshly painted (2023)

Bathroom

- NewTub surround (2022)
- Upgraded Vanity (2020)
- Freshly painted (2023)
- North-facing window with blinds

Laundry Room

- Sleek Laminate flooring
- Access to backyard
- Access to basement
- Custom barnboard coat hooks
- Two windows with blinds
- Pine storage shelf
- Dog/Cat Door
- Freshly painted (2023)



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Back Exterior

- Deck with double-pane glass panels in railing and canopy (2016)
- Aged pine barnboard fence with LED lighting
- Rasied vegetable garden (2017)
- Concrete patio and walkway (2017)
- Hot-tub (2010 model) installed with newly certified pump and new heating element (2017)
- New Hot-tub cover (2022)
- East retaining wall/garden (2021)
- Custom stainless steel edging on all street adjacent gardens (2021)
- Permitted Detached Garage/Workshop/Studio 31' x 11' (2021)
- Custom commercial canopy for covered parking (2022)
- Gated access

Notables

- Floors, Subfloors and baseboards (2022)
- Roof (2014)
- Siding and Flashing (2014)
- Minor variance achieved to build up to 1.2m from Fanning (east side of property) (2020)
- Building permit achieved for a carport off the east side of the detached garage (drawings available) (2020)

Mechanicals

- Boiler (2009)
- On-demand natural gas water heater (2016)
- Ductless heat pump/air conditioner (2022)
Operated by remote control or smart phone app
- No rental items