

# Falk & Co



## 59 Hopetoun Street Mortlake VIC

2  1 

The residence comprises of two bedrooms, study, separate living, dining, and kitchen. Central bathroom with separate w/c. Mudroom at the rear, undercover outdoor entertaining area and external laundry room. Situated on a substantial 1012m<sup>2</sup> right in the heart of Mortlake there is plenty of potential to extend and renovate to your content.

Walking distance into Dunlop Street and amenities including, shops, parks, health services and schools. Mortlake is quiet pocket located on the Hamilton Highway Mortlake is well connected the West, back into Geelong and Melbourne, north to the Grampians and not to mention only 30 minutes from Warrnambool City and the coast.

Currently leased to February 2025 at \$160 p/w

**Price** : \$275,000  
**Land Size** : 1012 sqm  
**View** : <https://www.falk.com.au/sale/vic/great-ocean-rd-otway-ranges/mortlake/residential/house/7997456>

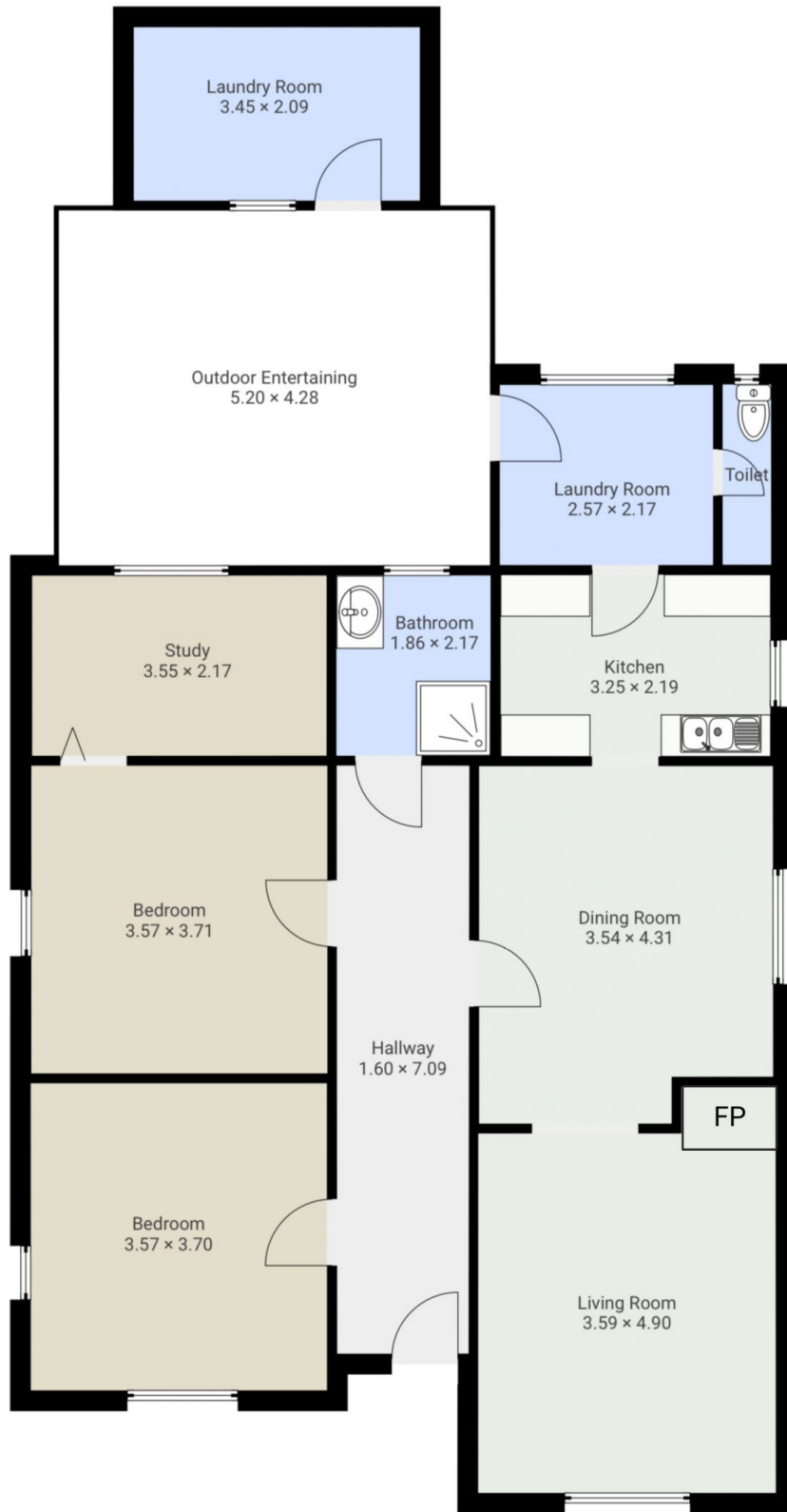


**Pia Falk**  
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# 59 Hopetoun Street, Mortlake

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FLOORS: 1

## ▼ Ground Floor



The measurements provided in this real estate floor plan are intended to serve as a general guide and for marketing purposes only. While every effort has been made to ensure accuracy, these measurements are not intended to be relied upon for any purpose, and should not be considered a guarantee of precise dimensions or square footage.

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