

87 COLBOURNE STREET

HAMILTON



WOOLCOTT
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289.860.2223
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Welcome to 87 Colbourne Street

Beautiful triplex in sought-after Strathcona neighbourhood. Enjoy the gorgeous sunroom, spacious backyard and recent upgrades throughout. This property offers endless opportunities for a multi-generational family, investment units, and more!



33 x 120 feet



\$4,507.00 in 2021



6



3





Enjoy the bright and airy main floor featuring a neutral colour palette and hardwood floors.



Classic & Charming

High ceilings and loads of natural light make for a classic and charming living space.



Cozy and Modern

Enjoy 3 gorgeously-appointed units featuring spacious bedrooms, white kitchens and hardwood floors.





Room Measurements

MAIN LEVEL

Living Room	21'10" x 11'5"
Eat-In Kitchen	12'2" x 15'1"
Sunroom	11'6" x 12'2"
Primary Bedroom	14'5" x 11'2"
Bedroom	9'9" x 9'7"
Bathroom	4-Piece
Laundry Room	7'1" x 10'

SECOND LEVEL

Living Room	3'1" x 13'8"
Eat-In Kitchen	10'5" x 10'6"
Bedroom	11'1" x 10'7"
Bedroom	8'10" x 13'7"
Bathroom	3-Piece
Laundry Room	

THIRD LEVEL

Living Room	10'10" x 15'7"
Eat-In Kitchen	11'1" x 7'8"
Bedroom	11'1" x 10'5"
Bedroom	9'11" x 9'11"
Bathroom	4-Piece

Schools

Catholic Schools
St. Lawrence
Cathedral High School

Public Schools
Hess Street
Westdale Secondary School





DREW WOOLCOTT
Broker

JAYNE WOOCOTT
Sales Representative

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