

WELCOME TO
85 Breadalbane Street



WOOLCOTT
REAL ESTATE



Cottage Cute

Not too hot and not too cold - but just right! 85 Breadalbane Street is the absolute perfect starter upper. We're talking about your first family memories, those late night moments with friends or a taste of nostalgia for your own childhood.

This beauty is ideally located in the desirable Strathcona pocket of Hamilton - a safe community with wonderful neighbors and unbeatable access to highways, nature and all the daily amenities. This picture perfect 2+1 bedroom home is just ready for you to move in and enjoy. Plus, it has a highly enviable parking spot!

Bonus features include: radiant in-floor heating, ductless wall units on all three levels, freshly painted main and second floor (2024) and no rental items!





 958 sq ft

 \$3,773/2024

 2+1

 2





Modern Updates

Highlights include a spacious open plan with ample natural light throughout, a beautifully renovated kitchen and a bonus den that looks over your tranquil backyard.







Well Thought Out

The upper level has been thoughtfully laid out, with a large primary bedroom featuring a skylight and a super rare walk-in closet complete with custom built-in storage (2024).

The second bedroom is perfect for a guest room or kid's bedroom.

The secret surprise of this level is the calming bathroom, redone in 2024, with a walk-in shower, skylight and teak-look vanity.

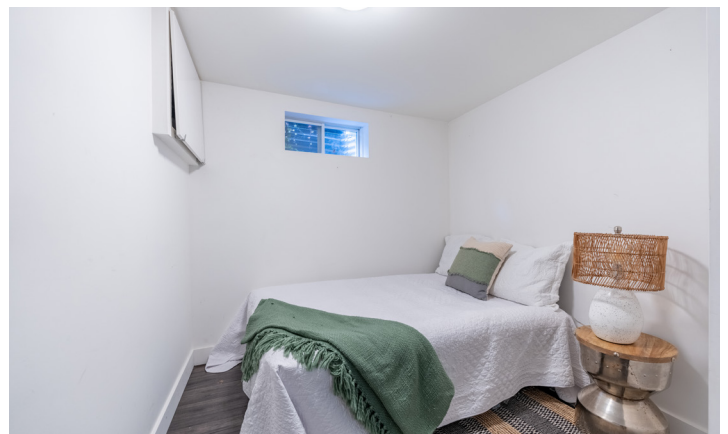




Bonus Living Space

On the lower level, you'll find a truly functional living space with a bedroom featuring custom built-in closet space, four-piece bathroom and a family room with space for a TV area + office. Large windows bring in lots of natural light, and there's a walkout to the backyard.

The outdoor spaces are a quiet reprieve from busy life - a covered deck for evening dinner parties or an open sitting area to soak in the sun.





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