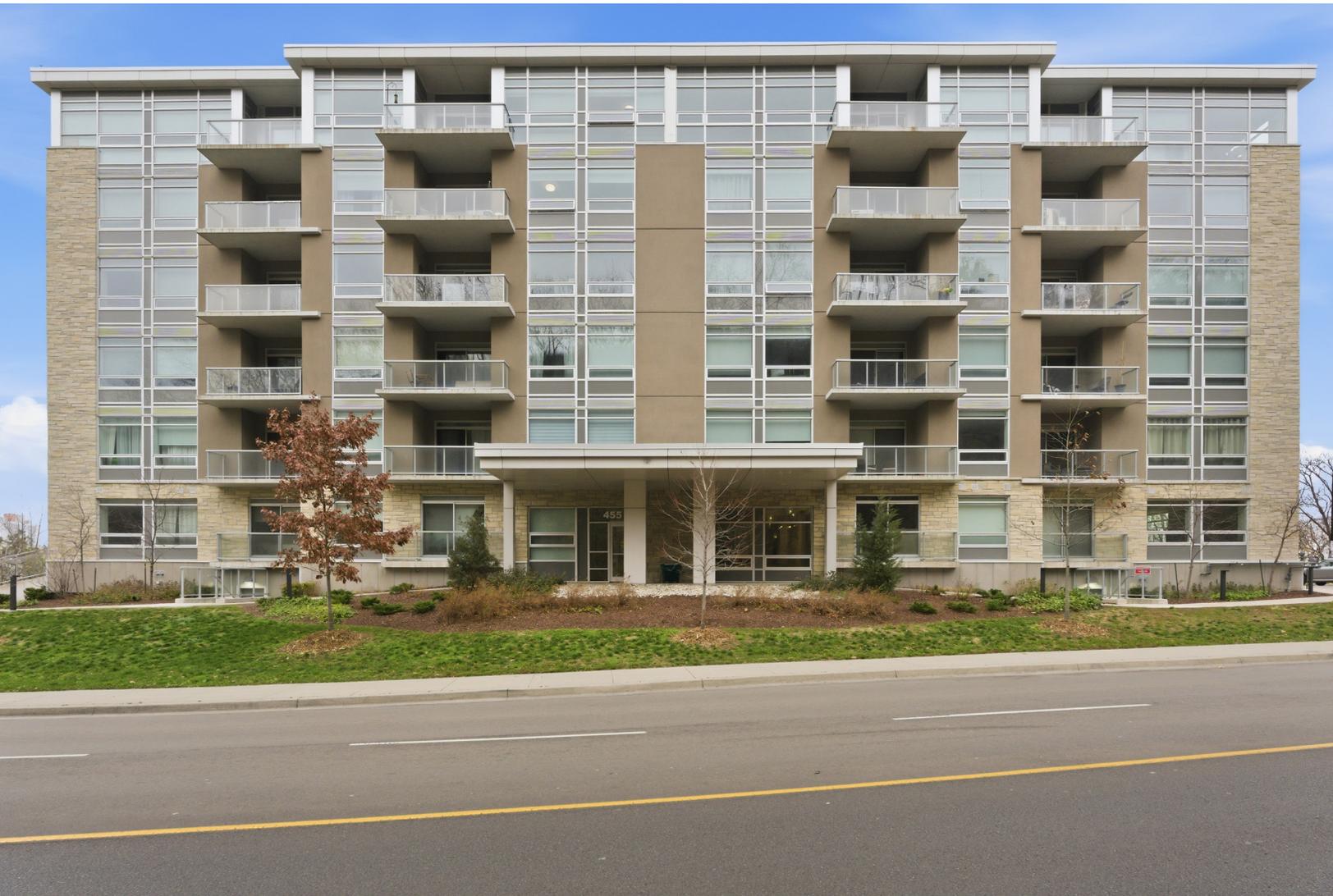


WELCOME TO  
**308-455 Charlton Avenue E**



**WOOLCOTT**  
REAL ESTATE



## Corner Unit With A View

Welcome to your new home! This stunning corner unit offers two bedrooms and two bathrooms, filled with an abundance of natural light throughout. Enjoy sweeping views from your windows and private balcony — the perfect place to relax and unwind after a busy day.

The ease of low-maintenance condo living makes this home ideal for a variety of lifestyles. The exceptionally well-maintained building includes one underground parking space, one storage locker and fantastic amenities such as a gym, party room and visitor parking.

The location is hard to beat, with convenient highway access, close proximity to everything the upper and lower Hamilton Mountain have to offer and nearby Hamilton hospitals — making this an excellent option for professionals, students or downsizers!

This is a wonderful opportunity to own a bright, cozy home in a prime location.





811 Sq. Ft.



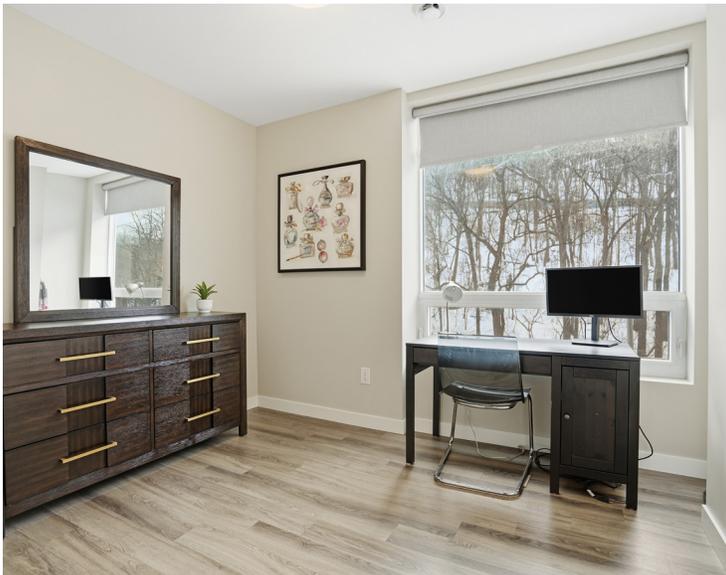
\$4,678 / 2025



2



2



## Room Measurements

### MAIN LEVEL

Kitchen	9'5" X 8'9"
Dining Room	7'8" X 7'4"
Living Room	12'1" X 9'
Primary Bed	11'5" X 9'1"
Ensuite	4 Piece
Bedroom	10'1" X 8'8"
Bathroom	3 Piece



**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
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