

\$294,900 - 87 Duke Street Unit# 204, Hamilton

MLS® #40741456

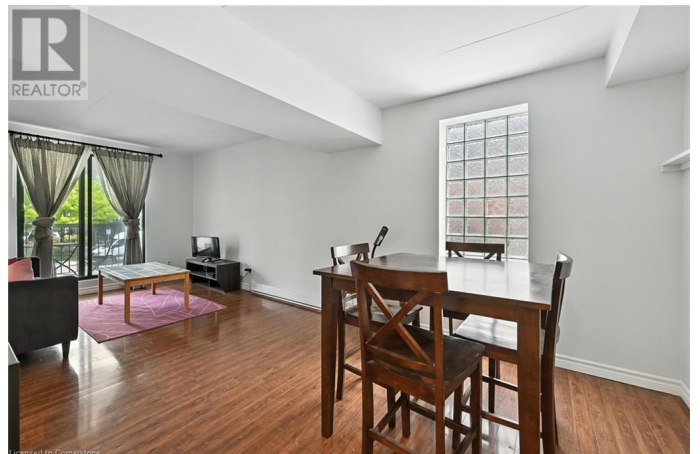
\$294,900

1 Bedroom, 1.00 Bathroom, 624 sqft

Single Family on 0.00 Acres

122 - Durand North, Hamilton, Ontario

Attention 1st time home buyers, professionals, investors, and Mac students. Welcome to the Polo Club. Great opportunity to own in this quiet condo building. Located in the trendy and popular Southwest/Durand North neighborhood, you're steps away from a dynamic culinary scene, trendy boutiques, diverse arts & culture, and lively entertainment. This turnkey unit is move in ready with all furniture and appliances included! Thoughtfully designed & well maintained, this 1 bedroom unit features an open concept living/dining room, beautifully renovated kitchen (2024), and in-suite laundry. Fridge, stove, washer, dryer & microwave (2023). Beyond your doorstep, immerse yourself in Hamilton's thriving downtown. Explore the renowned James Street North Art Crawl, catch a show at the FirstOntario Centre, or head to Bayfront Park. Commuting is a breeze with the Hamilton GO Centre and convenient transit routes just moments away, offering easy access to the GTA and beyond. Located nearby excellent restaurants & shopping in the popular Augusta St, James N, Hess Village & Locke St areas; library, farmer's market, hospital, parks, & schools (including walking distance to the James St. N McMaster University campus & short bus ride to the McMaster University Main St. W. campus); & within walking distance to many other amenities. Units rarely come available in this building so don't miss out. This trendy condo is an ideal opportunity for first-time buyers,



professionals, investors, students and anyone seeking to be in the heart of a growing city.Â

RSA (id:6289)

Essential Information

Listing #	40741456
Price	\$294,900
Bedrooms	1
Bathrooms	1.00
Square Footage	624
Acres	0.00
Type	Single Family
Sub-Type	Condominium

Community Information

Address	87 Duke Street Unit# 204
Subdivision	122 - Durand North
City	Hamilton
Province	Ontario
Postal Code	L8P1X4

Amenities

Amenities	Golf Nearby, Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Balcony
Parking Spaces	1
Parking	None, Underground

Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Window Coverings
Heating	Electric Baseboard heaters
Cooling	Window air conditioner
# of Stories	1

Exterior

Exterior	Brick, Stone
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Listing Details

Listing Office

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