



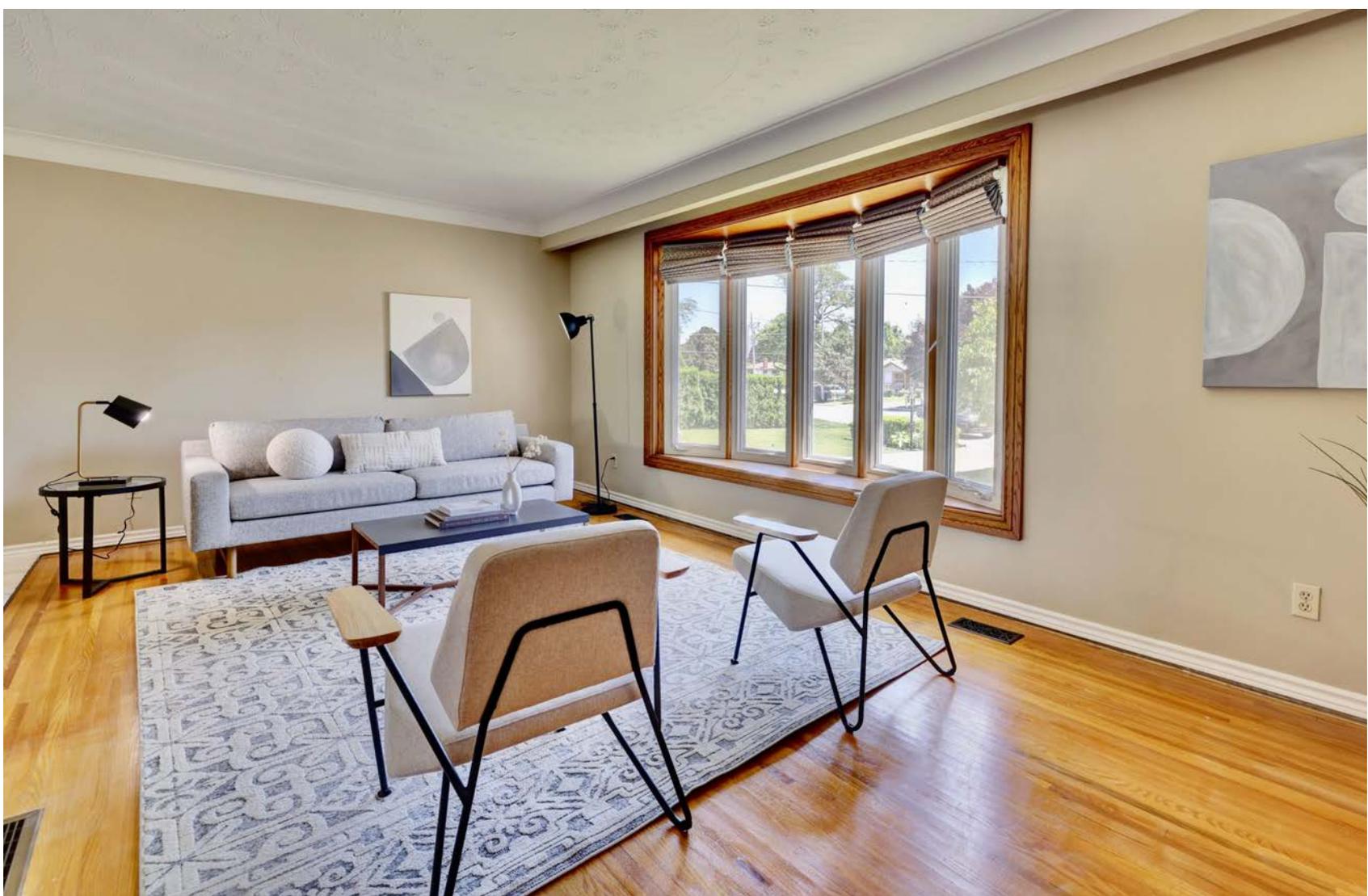
30 Shamrock Court

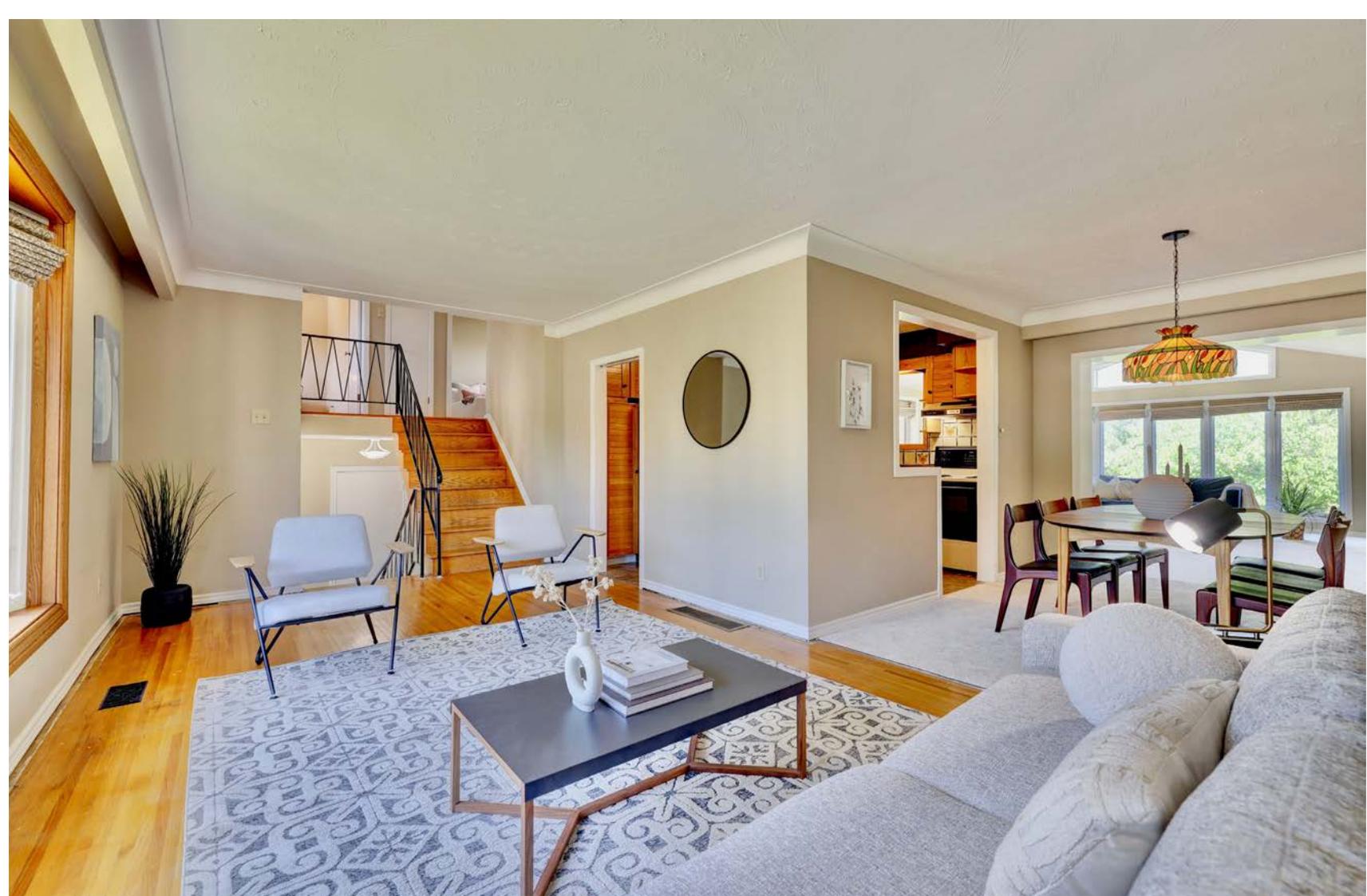
HAMILTON, ONTARIO

# Family Friendly Neighbourhood

Welcome to 30 Shamrock Court, Hamilton, this brick home sits on a quiet court, unique pie-shaped lot with a linear swimming in the highly desirable area of Lawfield. The foyer features custom sidelights to let natural light fill the main floor. The main floor also features an office that could also be used as a bedroom.









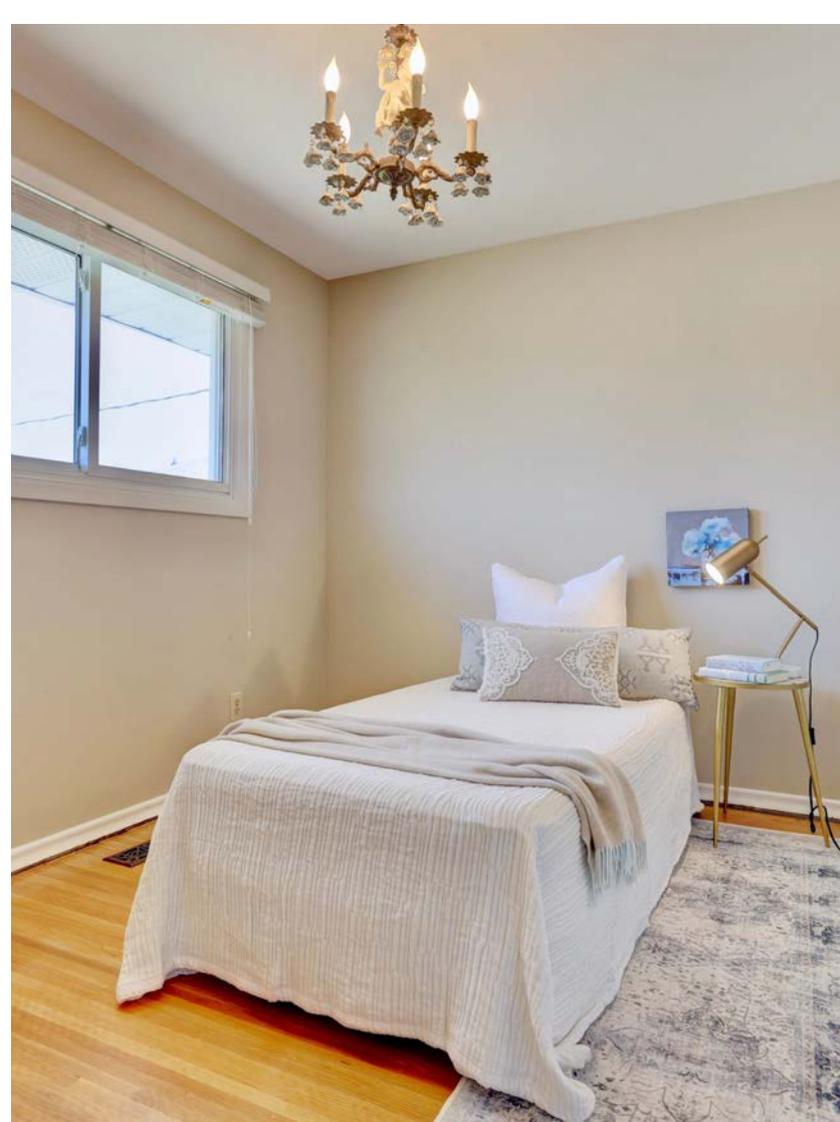




## Natural light Throughout

A modern, open concept 4-level side split with 2708 square feet of total living space with four bedrooms, two full baths, and two fireplaces, a large addition of a cathedral family room adding 324 square feet, which also expands the lower level living space. Recent improvements include: steel front door with custom sidelights, new broadloom, front-loading washer and dryer, many updated windows. Hardwood in living room, dining room and three bedrooms. A renovated front facade, aggregate concrete driveway, patterned concrete patios, pool with safety cover, ample green space to play, lush gardens with flowering shrubs and trees, garden statuary, two storage sheds



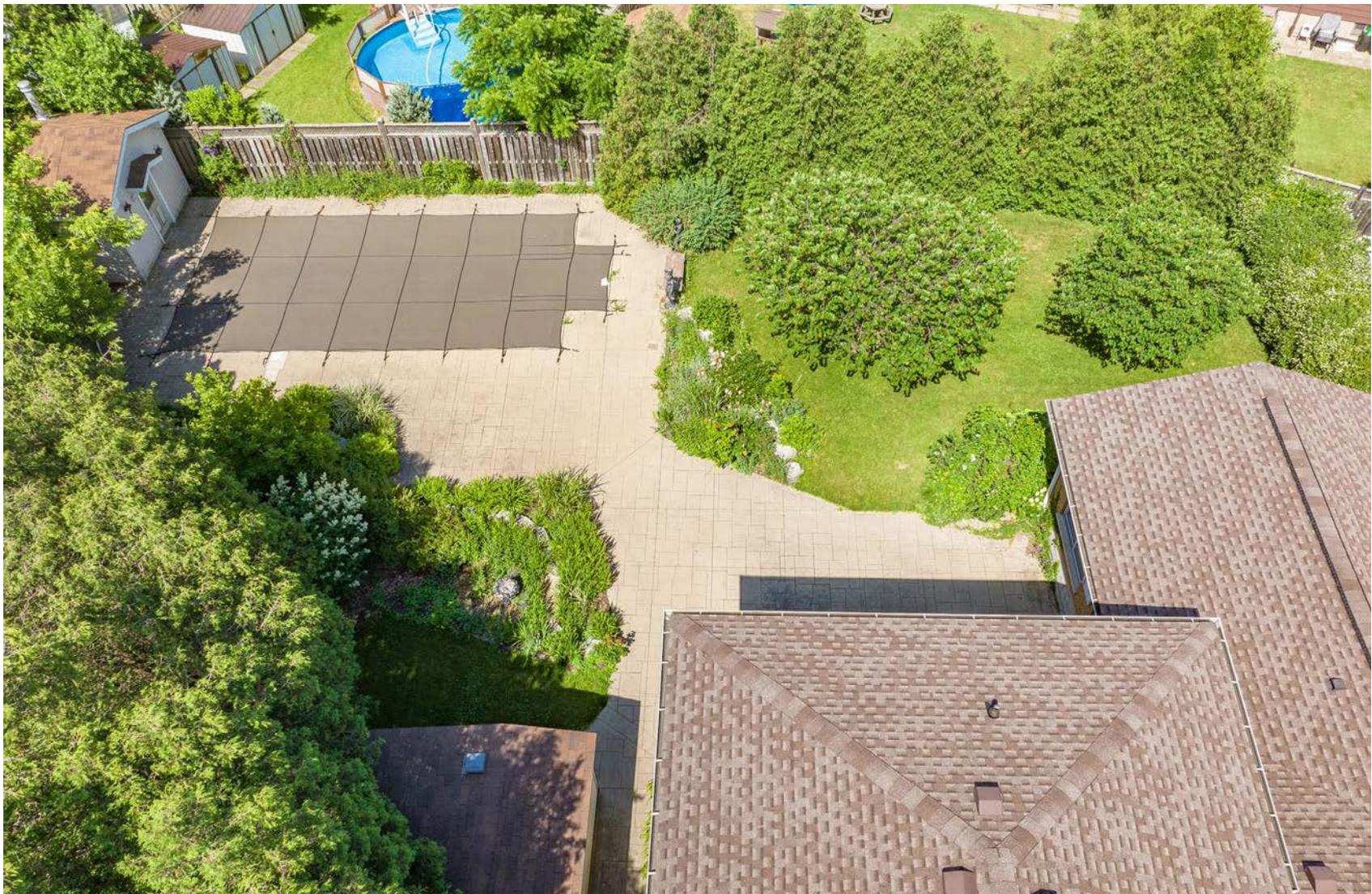


Open Concept, Flowing rooms, and an abundance of natural light make this home a soothing retreat.





Mohawk Sports Park nearby that features baseball diamond, soccer and football fields, running track, playground, and swings!



# 30 Shamrock Court, Hamilton

## FEATURES:

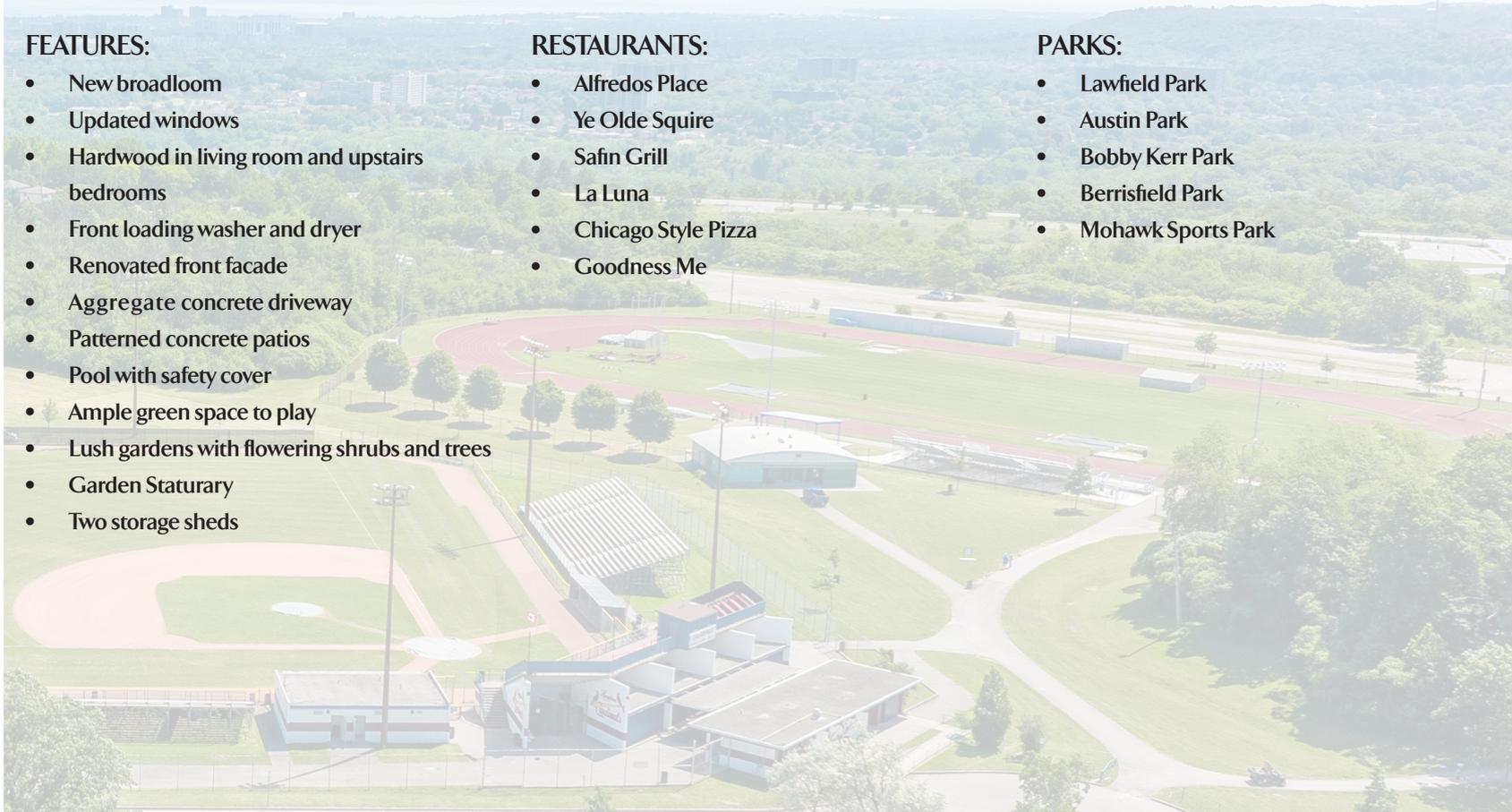
- New broadloom
- Updated windows
- Hardwood in living room and upstairs bedrooms
- Front loading washer and dryer
- Renovated front facade
- Aggregate concrete driveway
- Patterned concrete patios
- Pool with safety cover
- Ample green space to play
- Lush gardens with flowering shrubs and trees
- Garden Staturary
- Two storage sheds

## RESTAURANTS:

- Alfredos Place
- Ye Olde Squire
- Safin Grill
- La Luna
- Chicago Style Pizza
- Goodness Me

## PARKS:

- Lawfield Park
- Austin Park
- Bobby Kerr Park
- Berrisfield Park
- Mohawk Sports Park







Close to Lawfield Park and Elementary School, Grocery stores, including Goodness Me Natural food Market, Coffee shops, CF Lime Ridge, Hospitals, Transportation, and bus routes, easy access to Lincoln Expressway and proximity to Mohawk Sports Park.



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