



\$ 205,000



212 W State St, Hamel, IL 62046

- » Beds: 3 | Baths: 1 Full
- » MLS #: 25060297
- » Single Family | 1,254 ft² | Lot: 21,780 ft² (0.5 acres)
- » More Info: 212WStateSt.Listing.Site



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This isn't your average cookie-cutter abode; it's a home with character, quirks, and stories etched into its very foundation just waiting for you to add your own chapter. Built in 1920, the 10 ceilings, bead board, shiplap, and timeless trim create a warm, welcoming feel throughout. Its layout offers convenience with two bedrooms and enclosed laundry on the main floor, plus a loft and spacious third bedroom upstairs. Outside, nearly half an acre features a 16x16 deck, enclosed garden, and firepit area perfect for gatherings or quiet evenings. A 24x36 three-car garage with dedicated workspace provides ample room for projects or storage. Just blocks away are bike trails leading to the Hamel dog park, with restaurants, Hamel Community Park, and the grade school all within walking distance. The roof will be replaced prior to closing, giving the new owner peace of mind and flexibility. This home blends historic charm, modern comfort, and a welcoming community. Don't miss it!

