

**101B Hamilton Street, Fairy Meadow, NSW 2519**

THE AGENCY

**House For Sale**

Wednesday, 31 January 2024

101B Hamilton Street, Fairy Meadow, NSW 2519

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 426 m2**

**Type: House**



Sam OHalloran

0423825072

## Auction

Ideally located at the end of a peaceful cul-de-sac in a family-friendly neighbourhood of quality homes, this modern northeast facing duplex delivers ample room to stretch out & savour life's precious moments - in style. Featuring an exceptional leafy outlook & expansive grassed rear yard, kids will adore the built-in play equipment, & grown ups will appreciate the designer kitchen with butler's pantry, indulgent bath tub, private parents' balcony, & multiple living areas to escape to. Within easy reach of renowned local cafes, Mount Ousley Public School, Fairy Meadow shopping & dining, University of Wollongong, & M1 Motorway access, this is convenient, comfortable, contemporary living for the whole family to enjoy.- Generous 426sqm allotment with optimal wide north to rear aspect.- Fantastically private outdoor space includes superb tree canopy outlook.- Thoughtfully designed home separates downstairs living & upstairs sleeping.- Versatile room at front entry, perfect home office, play room, or retreat.- Open plan living/dining embraces outdoor space & welcomes natural light.- Fabulous cook's kitchen features stone benchtops, island bench with breakfast bar, & butler's pantry.- Carpeted stairs lead to 4 upper level bedrooms, all with built-in wardrobes.- Master suite includes walk-in robe, elegant ensuite, & private covered balcony.- Chic dark-tiled family bathroom features luxurious full size tub & separate shower.- Entry level laundry with adjacent powder room has direct access to outdoor area.- Secure lock up garage includes remote access, sealed floor, & internal entry.- Expansive sunny wraparound back yard, fully fenced, with rainwater tank & play gym.- Ducted air conditioning, continuous gas hot water, Bosch home security system.- 1km to Mt Ousley Public School, 2kms to Fairy Meadow train station, 4kms to CBD.