

11 Buchanan Street, Hamilton, NSW 2303

Sold House

Thursday, 9 November 2023

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Bedrooms: 3

Bathrooms: 1

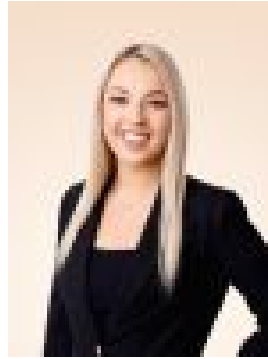
Parkings: 1

Area: 205 m2

Type: House



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\$801,000

Property Highlights;- A spacious 1900s federation home ready for a new chapter.- Perfectly positioned within walking distance of Beaumont Street, Gregson Park and public transport.- Soaring ornate ceilings, exposed timber beams, + split system air conditioning.- Three bedrooms, one with a walk-in robe.- A light filled dedicated lounge room + a massive open plan living/dining area.- A generously sized kitchen, ready to make your own.- Rear lane access via Percy Street to a single car garage complete with a security system.- A versatile mezzanine space above the garage with internal access to the home.

Outgoings: Council rates: \$2,329.68 approx. per annum

Set in the heart of Hamilton, we present this 3 bedroom federation beauty, offering unlimited potential for one lucky new owner to move in and write the next chapter for this charming home. Locations do not get much better than this, with the bustling Beaumont Street with its myriad of dining options just moments from home, along with the stunning Gregson Park down the end of the street, this home is perfectly positioned to deliver an urban lifestyle with all the trimmings! Further afield, you'll find Newcastle CBD and beaches a short 10 minute drive, or a breezy train ride (or cycle for those that are keen!)

Built with a classic Weatherboard and tiled roof construction, this 1900s built home sits on a low maintenance 205 sqm parcel of land, with rear lane access via Percy Street. Arriving at the home you'll pass by a lovely front verandah before stepping inside, revealing original features including the soaring ornate ceilings that provide a sense of space at the point of entry. There are three carpeted bedrooms on offer, one with a walk-in robe. These bedrooms are serviced by the bathroom located at the rear of the home, with a separate WC located off the dedicated laundry. A large living room is set at the centre of the home, with glass bricks and a skylight overhead. The open plan living, dining and kitchen space is located close by, featuring split system air conditioning, exposed timber beams, and a spacious layout, offering a generous floor plan to work with. Stepping outside, you'll find a compact paved courtyard ready to be rejuvenated. A key feature of this home is the single car garage attached, with direct access from Percy Street behind the property, with a security system in place. Above the garage is a spacious mezzanine, with internal access from the home, offering plenty of potential for the new owners to update and utilise as they please. A property of this nature is sure to prove popular with keen renovators and investors who can spot an opportunity from a mile away. Bring along your vision and your tool belt but be quick, as a chance to secure a home offering this much opportunity, set in a location that is as highly sought after as this, will not last long!

We encourage our keen buyers to contact the team at Clarke & Co Estate Agents without delay to secure their inspections.

Why you'll love where you live;- A short stroll from the stunning Gregson Park.- A brief 2 minute drive or 8 minute walk to Beaumont Street, with a myriad of restaurants, cafes and bars to enjoy.- 2 minutes by car or a 10 minute walk to Broadmeadow Train Station.- An easy 10 minute drive, or a short train ride or cycle to Newcastle CBD.- Easy access to Newcastle Uni and Newcastle's pristine coastline and beaches.

***Health & Safety Measures are in Place for Open Homes & All Private Inspections.

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