

11 Gulliver Street, Hamilton, NSW 2303

LANE CAMPOS

Sold House

Monday, 9 October 2023

11 Gulliver Street, Hamilton, NSW 2303

Bedrooms: 3

Bathrooms: 1

Type: House



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\$967,000

Auction Location: Online only - Realtair (buy.realtair.com.au)The magnificently preserved period features define this characterful family home, from the soaring decorative ceilings to the timber floors and original fireplace. With warm inviting tones throughout, and a charming street presence, this is a captivating abode that epitomizes elegance and modern living. Located within a quiet enclave and offering a park side vibe, this property presents itself with creatively redesigned interiors and close connections to the outdoors that bring the wow factor. A stone's throw from renowned eateries, boutique shopping, local schools and public transport, the lifestyle attributes, friendly village hub and easy city access will no doubt impress. Highlights:--?Large open plan kitchen and dining – including Caesar stone bench tops, quality appliances, integrated laundry facilities and French doors to the alfresco --?Three large bedrooms – two include brand new robes--?Ducted air conditioning and ceiling fans--?Separate living room with charming French doors to the garden--?Family bathroom with separate bathtub – boasting beautiful Emperador marble tiling--?Extension of bathroom and kitchen - completed in 2006 --?Loads of period inclusions – sash windows, colour glass, high ornate ceilings, timber fretwork, period front doorHere and there:--?School catchment - Hamilton Public School - 9min walk (600m), Newcastle High School - 6min drive (2.5km)--?Gregson Park - 2min walk (160m)--?Second Fiddle café - 1min walk (96m)--?Beaumont Street restaurants - 8min walk (600m)--?Newcastle beaches - 9min drive (3.9km)--?Approx. weekly rental return - in the vicinity of \$650--?Approx. council rates per quarter - \$605--?Approx. water rates per third - \$300 (not incl. usage)This property will be sold via online auction on Saturday 4th November unless sold prior. For more information, please contact Dave or Toby on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.