

**113 Gordon Avenue, Hamilton South, NSW 2303**



**Sold House**

Thursday, 18 April 2024

113 Gordon Avenue, Hamilton South, NSW 2303

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Area: 683 m2**

**Type: House**



Lyndall Allan  
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Tahnee Burke  
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**\$2,665,000**

Auction Location: On-site With leadlight windows, ornate plaster ceilings, timber floors, plate ledges, and picture rails along with two ornamental fireplaces still peppered throughout, no expense has been spared in the renovation and extension of 'Glenroy', a superb Federation-era home. 10 ½ ft ceilings and high-calibre finishes maximise a flowing single level floorplan, with an open design that spills all the way to the covered deck and Compass self-cleaning pool. A brilliant indoor/outdoor family entertainer, low maintenance yet sophisticated living has been considered in every detail. Four spacious bedrooms plus a dedicated home office, a sky-lit main bathroom, and a stunning master ensuite provide generous family-sized space inside this double brick beauty. At the rear of the home, the custom island kitchen sits elegantly in the spacious open plan living and dining area. Sliding doors connect indoors to the deck, pool and gardens for seamless alfresco entertaining. Set behind an electric gate, the driveway allows off-street parking for four cars in addition to the single garage. At the rear, a studio with third bathroom is a versatile and private space offering usage as a teen retreat, guest accommodation or poolside cabana. This home sits in a truly central location just a few minutes drive from fabulous cafes, restaurants, and shopping in both The Junction and Beaumont Street. Primary and high schools are within strolling distance. Catch a few waves before work – Bar Beach and Merewether Beach are just 5 minutes' drive away. - Ducted a/c throughout - Original Ironbark floors, Spotted gum to extension - Custom heavy linen curtains in family room, linen sheers & complete blackout curtains in kids' bedrooms - Custom kitchen and joinery by Grasco - Superwhite granite benches in kitchen and laundry/butler's pantry - Gas cooktop, two Ilve pyrolytic ovens, Miele dishwasher, fridge/freezer - Walk-in robe to main bedroom, custom built-in robes to 2 of the 3 remaining bedrooms in laminated plywood with cut out handles - Separate studio with bathroom suitable for pool house, retreat or rumpus room - Encaustic tiles to main bathroom - 9.9kW (30) JA Solar Black frame panels with 8kW Fronius Inverter - Zoned Hamilton South Public school and Newcastle High, moments to St Francis Xavier's College and St Joseph's Primary - 1km to Marketown, 1.7km to Newcastle Interchange Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.