

115 Gordon Avenue, Hamilton South, NSW 2303



Sold House

Wednesday, 20 September 2023

115 Gordon Avenue, Hamilton South, NSW 2303

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Area: 695 m2

Type: House



Cassandra Orford
0405465488



Anne Alexander
0249261188

Contact agent

Rediscover the charm of a bygone era with a 1920s Californian Bungalow style cottage. Nestled on a 695m² block in a leafy location, this home is a testament to timeless beauty. Rich with traditional character, timber floors, high ceilings with ornate detailing, French doors, and bay windows are a nod to its proud past, while a spacious, modernised kitchen caters to today's needs. Additionally, embrace the luxury of space with three oversized bedrooms and three bathrooms, including a light-filled master suite with ensuite. Formal and informal living and dining areas also feature, or make memories outdoors amongst the established gardens. Host guests on the elevated alfresco deck, gather by the firepit or venture poolside for drinks beneath the pergola. Here, a 10m pool fringed by tropical palms sparkles in the sunshine, promising an endless summer. Positioned within walking distance of Learmonth Park and Hamilton South Public School, your shopping needs are met at nearby Marketown or The Junction. When it's time to enjoy a night out, bustling Beaumont St beckons close by, or spend lazy days at the beach, a mere 2km away. Factor in the proximity to the CBD and it's easy to see why this beauty meets the brief for convenience and charm.

- Delightful 1920s Californian Bungalow style cottage, rich with heritage charm-
- Generously-sized 695m² block in a leafy location-
- Traditional timber floors, high ceilings with ornate detailing, French doors and bay windows -
- Spacious, modernised kitchen-
- Living and dining zone with easy access to the alfresco deck-
- Separate formal lounge and dining rooms, each with a cosy fireplace-
- Sunroom/study, overlooking established gardens-
- Three oversized bedrooms, including one with an ensuite-
- Main bathroom plus handy shower and toilet next to internal laundry-
- Elevated entertaining deck -
- 10m pool trimmed by tropical palms, sundeck and pergola-
- Protected firepit area -
- Carport with roller door-
- Beautifully maintained fully fenced rear garden to grow herbs and veggies -
- Separate shed/workshop-
- 6kw Solar panels-
- Bore water -
- Three zone ducted air-conditioning -
- Approx. 800m walk to the Mary Ellen hotel an Prince of Wales hotel-
- Approx. 550m walk from Learmonth Park and Hamilton South Public School-
- Approx. 1.5km to Beaumont St eateries and entertainment -
- Approx. 2km to beautiful Merewether Beach, Ocean Baths and Dixon Park Beach -
- Council Rates; \$3,000.00 pa approx. Water Rates; \$915.70 pa + usage approx