

12/2 Hamilton Avenue, Naremburn, NSW 2065



Sold Townhouse

Friday, 8 September 2023

12/2 Hamilton Avenue, Naremburn, NSW 2065

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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Bordered by a tranquil courtyard garden on either side, this outstanding three bedroom townhouse offers space, serenity and unmatched everyday convenience. Originally built in 2007, the tightly held 'Hamilton Terraces' are perfectly positioned close to schools, parklands, transport, the attractions of Cammeray village and city approaches. Displaying a seamless flow from living room to dining area, sliding doors allow direct access to low-maintenance courtyards. Strategic window placement in the Caesarstone kitchen connects directly outside to the barbeque courtyard. Recently re-floored in Spotted Gum timber floorboards and plush wool carpets, the modern interior has also been freshly painted. Topped by a huge second living space versatile as a teenage retreat, guest room or home office, the upstairs features a generous ceiling height and a wall of storage. Two bathrooms service the home along with a concealed laundry. Other features include ducted air-conditioning, security intercom and secure double side by side parking. Surrounded by lush greenery, Hamilton Reserve and Fred Hutley Reserve are just footsteps away along with the many lifestyle attractions of nearby Crows Nest and Cammeray. Peaceful yet supremely central, stroll to express bus transport for a speedy city commute. - Both the lounge and dining spaces open outdoors- Window connecting the kitchen to the BBQ courtyard- Modern galley style kitchen topped in Caesarstone- Bosch integrated dishwasher, gas cooktop and oven- Concealed internal laundry placed off the kitchen - Balcony and ensuite off the relaxing master bedroom- Storage and ceiling fans in both double bedrooms- Separate bathtub and shower in the main bathroom- Secure front courtyard, security intercom from streetscape- Practical synthetic turf and timber bench seat with storage- Mature palm trees in the garden bed in the rear courtyard- Ducted reverse cycle air-conditioning and a gas bayonet- Extra storage integrated under the stairs, linen cupboard- Great access to the double side by side secure parking- Easy walk to the last city bus stop before the freeway- Pet friendly development, quiet with no traffic noise- 70m to Fred Huntley Reserve, opposite local playground- 600m to Cammeray Public School, 800 m to Anzac Park public school and Cammeraygal High school- 650m to Harris Farm- 650m to express buses, close to tennis courts, golf courses- Central to CBD, Northbridge, Crows Nest and Chatswood* All information contained herein is gathered from sources we consider to be reliable, however we cannot guarantee or give any warranty to the information provided. Looking for a home loan? Contact Loan Market's Matt Clayton, our preferred broker. He doesn't work for the banks, he works for you. Call him on 0414 877 333 or visit loanmarket.com.au/lower-north-shore