

**125 Everton Street, Hamilton, NSW 2303**



**Sold House**

Thursday, 26 October 2023

125 Everton Street, Hamilton, NSW 2303

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 508 m2**

**Type: House**



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## Contact agent

Rarely does an un-renovated home appear in blue-chip Everton Street, yet here it is. Located for an exceptional lifestyle, this blank canvas beauty is patiently awaiting modern revival, and behind its attractive façade you'll find three double bedrooms, a central lounge with fireplace, a functional kitchen and bathroom, and sunroom with a gorgeous leadlight window. A due-north aspect is another bonus, there's a single carport at the front, plus a good-sized yard to extend into (STCA) or create a statement alfresco area. In the heart of Hamilton, this top find grants you access to an abundance of essentials and recreational activities. Head to Beaumont Street for a barista-made coffee and day/night dining, back a winner at Newcastle Racecourse, and stroll to Hamilton Public and Merewether High Schools. -? Largely original Californian bungalow, a prime candidate for a modern makeover -? Step inside to a large north-facing lounge room with sandstone fireplace -? Separate dining room adjoins a neat gas-equipped kitchen and sunroom -? Three double bedrooms, one with BIR, master with ensuite -? Tidy main bathroom with bath and walk-in shower, internal laundry facilities -? Blank canvas yard with small deck, storage cage, garden shed and outhouse -? Wander to local pubs and a buzzing retail strip, moments to public transport -? 20 minute walk (or 3 minute drive) to Newcastle City Farmers Market -? 10 minutes into the CBD for harbourside dining, surf beaches, wine bars and more