

135 Lindsay Street, Hamilton, NSW 2303

daltonpartners

Sold House

Thursday, 17 August 2023

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Bedrooms: 4

Bathrooms: 1

Parkings: 1

Area: 237 m2

Type: House

\$1,000,000

Set on a corner block with rear lane garage entry in sought after Hamilton, this home is filled with charm and character and offers buyers something special from the moment they enter. Much larger than it appears from the street, it offers large bedrooms, formal lounge and dining rooms plus a big, eat in style kitchen. Original features are on display throughout including the 2 stunning marble fireplaces in excellent condition. Modern additions include ducted air-conditioning, modern kitchen and bathroom and the entire property has recently been repainted and new floor coverings laid. There's no work needed here – just move straight in and enjoy.* Main bedroom with robe, marble fireplace, French doors* Formal lounge room with stunning marble fireplace* Separate dining room overlooking garden area* Large eat in style, modern kitchen, servery opening to dining* Paved rear yard for easy maintenance, established gardens* Covered outdoor area off the rear of kitchen/laundry area* Fully fenced block providing privacy and security* Large single garage accessed via a rear laneway* Garage currently configured as studio and storage rooms* Garage easily converted back to an open area for vehicle* New floor coverings and paint throughout – no work required* A great location within an easy walk to local services* Gregson Park, Beaumont street cafes and shops are nearby* Don't miss this excellent opportunity in this sought-after suburb Council Rates: \$2,455 PA approx Water Rates: \$805 PA approx Rental Potential: \$750 PW approx