

166 Lawson Street, Hamilton South, NSW 2303

LANE CAMPOS

Sold House

Tuesday, 20 February 2024

166 Lawson Street, Hamilton South, NSW 2303

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 408 m2

Type: House



Dave Lane
0249676770



Damian Rafty
0249676770

\$1,700,000

Auction Location: ONLINE ONLY A meticulous revival has awoken the inner beauty of this charming, light filled classic home. High ceilings and high-calibre finishes maximise a well-appointed floorplan. With an open design that spills all the way to the alfresco and private pool, low maintenance luxe living has been considered in every detail. Offering contemporary comforts, without shedding its gracious period nods, this property provides a rare opportunity to purchase in Hamilton South's prestigious dress circle. Highlights:--
- Master suite on the upper level - includes balcony, air conditioning, walk-in robe and ensuite with bathtub--
- Three generous bedrooms on the ground level - all with built-in robes and ceiling fans--
- Large dining room with glass stacker doors open to the garden and entertaining space--
- Lounge with fireplace, ceiling fan and air conditioning--
- Light filled interiors with high ceilings and quality inclusions--
- Modern kitchen with stone bench tops, 5-burner gas cooking, large pantry and double stainless steel refrigerator--
- Family bathroom with floor to ceiling tiling--
- Separate laundry with third W.C.--
- Private studio - perfect for guests, entertaining cabana, teenage retreat or home office--
- Large workshop, storage or utility room --
- Inground pool--
- Freshly painted interior and exterior--
- Easy care garden - level and fully fenced--
- Electric gate access to covered, double carport
Here and there:--
- School catchment - Hamilton South Public School - 12min walk (900m), Newcastle High School - 15min walk (1.1km)--
- Learmonth Park - 1min walk (100m)--
- Beaumont Street café and retail strip - 10min walk (750m)--
- Merewether High School - 20min walk (1.5km)--
- Marketown Shopping Centre - 22min walk (1.6km)--
- Newcastle beaches - 6 min drive (2.7km)--
- Approx. weekly rental return - Recently returning \$1,000--
- Approx. council rates per quarter - \$775--
- Approx. water rates per third - \$300 (not incl. usage)
This property will be sold via online auction on Saturday 16th March 2024. For more information, please contact Dave or Damian on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.