

2/2 Hamilton Avenue, Naremburn, NSW 2065

Raine&Horne.

Sold Townhouse

Thursday, 5 October 2023

2/2 Hamilton Avenue, Naremburn, NSW 2065

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



David Buttel
0299082722

\$1,990,000

"Hamilton Terraces" - Enjoying an easy street-front access directly across from Fred Hutley Reserve, this beautifully presented townhouse offers relaxed easy living coupled with the convenience of being perfectly positioned close to parklands, schools, city transport and the vibrant hub of Cammeray Village. Enjoying plenty of natural light throughout, this 3 level home features separate dining and living areas that flow seamlessly to extensive outdoor courtyards. The kitchen is well appointed with gas cooking and quality appliances and there is a European style laundry. On the middle level is the main bedroom with built-in robes and en-suite bathroom, along with a second queen-size bedroom with built-in robes. Both bedrooms enjoy their own private balcony whilst the second bathroom includes a separate bath and shower. The top level is enormous and provides both a queen-size sleeping area along with an adjoining study/home office area and includes plenty of built-in storage. Both the front and rear courtyards offer a peaceful ambience with the main area at the rear enjoying a sun-drenched aspect and being ideal for outdoor entertaining or casual relaxing on a sun-lounge. The home features timber floors to the living area, ducted reverse cycle air-conditioning, security alarm system, internal access to a lock-up garage (with plenty of additional storage room) along with a second undercover parking space on title within the secure basement area. The convenience and security offered by this internal access should not be underestimated. The complex includes secure visitor parking and provides easy access to Crows Nest eateries, St Leonards Train station, direct vehicular access into the CBD and easy neighbourhood shopping or dining in Cammeray. Area: Internal plus courtyards 171 sqm Parking & Storage 39 sqm Outgoings: Council \$260 p.q. Water \$180.38 p.q. Strata \$1573.14 p.q. Inspect: Wednesday 1.00 - 1.30pm Auction: Saturday 4th November 2023 onsite at 12.00 midday Details: David Buttel 0419 263 362