

2/22 Donald Street, Hamilton, NSW 2303

Sold Unit

Wednesday, 17 April 2024

2/22 Donald Street, Hamilton, NSW 2303

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 117 m2

Type: Unit



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\$600,000

An exciting opportunity for both investors and first-home buyers, this spacious two-storey brick townhome offers contemporary comfort and convenience, at an affordable price point. Located in a vibrant, sought-after neighbourhood, residents will enjoy the peak of urban living from this cosy retreat. Stepping inside, be impressed by the sizeable proportions. Starting with the inviting open-plan living and dining area, and stylish u-shaped kitchen. With glossy white cabinetry and timeless stone benchtops, you'll find it ideal whether you're an avid chef, meal-prep fanatic, or a quick-and-easy type of cook. It boasts an abundance of bench space, plenty of storage, a double pantry, and high-quality Bosch appliances, and is bathed in natural light streaming in from its north-facing window. Also conveniently located on this level is the laundry nook and powder room. Upstairs, you'll find two good-sized carpeted bedrooms, both with mirrored built-in robes. The master bedroom adds a ceiling fan and air-conditioner, for year-round comfort, and opens onto its own charming Juliet balcony. And when you're hoping to unwind at the end of a long day, the second bedroom offers access to a wide, covered, north-facing verandah, perfect for relaxing while sipping your favourite beverage. The family bathroom is also located on this level, and features a shower and floating vanity to complement its contemporary appeal, while a double linen cupboard adds convenience. With all your everyday needs within walking distance and excellent public transport links to Newcastle's CBD, residents will find they hardly need a car, although a secure, dedicated car space (and a half) is included at the back of the unit, accessible from Eva Street. Discover the vibrant urban scene of trendy bars, restaurants, and cafes in this bustling hub. With easy access to major roads, beaches, Honeysuckle precinct, and Darby Street, this area is the place to be. Plus, there are plenty of parks and sportsgrounds, Hamilton station for public transport, and schools within walking or biking distance. Don't miss this great opportunity! This cosy home sits at an affordable price for investors and first-home buyers alike, or those looking to capitalise on the demand for short-stay accommodation. An added bonus is its low strata fees.

- Spacious, two-storey brick townhome, well-presented and perfect for investors and first-home buyers alike.
- Sizeable, air-conditioned living and dining area.
- Glossy, white u-shaped kitchen featuring stone benchtops, plenty of storage, a double pantry and a Bosch oven and gas hob.
- Two good-sized bedrooms, both carpeted, with mirrored built-in robes.
- Modern main bathroom, with shower and floating vanity.
- Dual verandahs – north-facing, timber verandah off the second bedroom, and a Juliet balcony off the master bedroom.
- Laundry nook, downstairs powder room, and a double linen cupboard for extra convenience.
- Secure 1.5 car-spaces located at the back of the unit, accessible via Eva Street.
- Affordable price for investors and first-home buyers alike, with the bonus of low strata fees.
- Great commuter-friendly location, within easy walking distance to shops, dining and entertainment on nearby Beaumont Street, and easy public transport access into and out of Newcastle's CBD.

Outgoings: Council Rates: \$1,319.33 approx. per annum
Water Rates: \$712.32 approx. per annum
Strata Rates: \$736.30 approx. per quarter

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