

**2 James Street, Hamilton, NSW 2303**



**Sold House**

Wednesday, 17 April 2024

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**Bedrooms: 2**

**Bathrooms: 1**

**Area: 179 m2**

**Type: House**



George Rafty  
0412689809



Roger Ingham  
0419267426

**\$905,000**

This double-fronted cottage has been cherished by the same owner for over half a century, meticulously maintained to ensure a seamless transition for its new owners. Step inside to discover a haven of modern comfort, where lofty 10-foot ceilings create an airy ambience. The home boasts two generously sized bedrooms nestled off the central hallway, and features a large separate, inviting lounge room which flows seamlessly to the family sized separate dining area which opens onto the modern gas-equipped kitchen. Toward the rear, you'll find the well-appointed bathroom, alongside a convenient external laundry room, and a north-facing backyard that requires minimal upkeep. The current floorplan easily allows designing to create a third bedroom. Located in a prime walk-to-everywhere address, you can easily explore the culinary delights of Beaumont Street, relax in Gregson Park, or shop for fresh produce at the Newcastle Farmers' Market. With Newcastle CBD just three minutes away, beautiful beaches reached in under 10 minutes, and Hamilton Station nearby for further travel, this home perfectly balances convenience with comfort and low-maintenance living.- Classic double fronted cottage updated for modern living- Lounge room with A/C adjoins open plan dining and modern kitchen, 900m gas stove- Two spacious carpeted bedrooms, bathroom, external laundry- Potential to create a third bedroom- Maintenance free north facing rear yard- Added bonus of wheelchair-friendly street access and internal facilities- Currently two disabled carspaces at the front of this property- Walk to Aldi, cafes, pubs, retail stores, transport, and Hamilton Public School- 900m to Hamilton Station, 1.3km to Marketown, 3km to Bar BeachDisclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.