

**2 Swan Street, Hamilton, NSW 2303**



**House For Sale**

Saturday, 24 February 2024

2 Swan Street, Hamilton, NSW 2303

**Bedrooms: 6**

**Bathrooms: 2**

**Parkings: 3**

**Area: 942 m2**

**Type: House**



Donna Spillane



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## Guide \$1,900,000 - \$2,090,000

Neatly hidden behind the façade of a cute weatherboard cottage is this impressive dual occupancy opportunity. Situated on a large mixed-use zoned lot, the property offers a unique blend of residential comfort and style – with added commercial potential (STCA). Step into the front residence, a tastefully designed home boasting three bedrooms and one bathroom, complemented by a luxurious rear covered entertaining area, complete with spa and bar area - with built in beer taps! With an inviting ambiance and functional layout, this space radiates warmth and comfort. Whether you're unwinding in the cosy living area or preparing meals in the stunning kitchen, every corner of the space has been thoughtfully considered. At the rear of this large block, a striking warehouse conversion with real flair blends industrial style and contemporary living. Also featuring three bedrooms, one bathroom and a charming loft space, this residence offers a unique living experience. Exposed brickwork, a secret door, rustic features, and high ceilings create a living space which is truly memorable. Conveniently located in the heart of Hamilton, this property offers easy access to a wealth of amenities. From trendy cafes and restaurants to boutique shops and recreational facilities, everything you need is just moments away. This is an ideal property to consider multi-generational living, home plus rental or Air BnB income, and with mixed-use zoning, there's endless potential to explore various commercial opportunities. \* 942sqm dual occupancy opportunity zoned as Mixed use \* Solar voltaic 6KW system on house and garage\* 2 beautifully renovated homes each with its own unique style and appeal\* Zoned and ducted air-conditioning in both homes\* 350m from Hamilton station giving direct access to Sydney and Hunter Valley\* Bar in both dwellings, the front property contains a 'Kegorator' and dishwasher\* Oversized garage with additional storage, including loft\* Power, hot and cold water to garage\* Additional off-street parking, behind secure automatic gate\* Intercom and camera systems accessible from control panels in both dwellings\* Plenty of storage throughout, including ladder access to attic in rear dwelling