

# 22 Hamilton Street, Hamilton North, NSW 2292

## Sold House

Friday, 1 March 2024

22 Hamilton Street, Hamilton North, NSW 2292

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 437 m2**

**Type: House**



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**\$1,170,000**

A modern design plus family liveability unites this architecturally transformed mid-century weatherboard residence into an easy-care layout. This gorgeous home has undergone a complete transformation, delivering a seamless blend of charming character elements blended with contemporary style; it's the epitome of move-in-ready splendour. The crisp-white interiors and newly laid neutral carpet in the dining room and three good-sized bedrooms share a stylish main bathroom, while the heart of the home is adorned with beautifully detailed timber flooring throughout the open-plan living and kitchen area designed for culinary enthusiasts. Equipped with a combined gas cooktop and oven, dishwasher, a Caesarstone breakfast bar, and the remarkable outspread bi-folding doors create a warm and inviting atmosphere for relaxation and casual dining on the fully covered entertaining deck. Graced with northerly aspects over the inground travertine paved swimming pool and affix a landscaped garden revealing the white pebbled driveway; your attention is captured. The combination of original details and tasteful modern living makes this traditional freestanding home a premium choice for Hamilton North buyers. This delightful home is in a family friendly neighbourhood with shops, cafes, schools, ovals, playgrounds, sporting fields, with train and bus transport in proximity, and it's a leisurely 4-minute walk into Beaumont Street. Whether you are an investor, downsizer, professional couple, or a discerning new buyer, this property assures a lifestyle of absolute ease.

- A flowing and versatile layout features a bright open-plan living space
- Foxtel enabled throughout interior and exterior
- Original French doors in second bedroom
- Living and kitchen area opening with vast bi-folds to decked outdoors
- Contemporary new kitchen features gas s/steel appliances
- Split-air conditioned with ceiling fans
- Three sizable bedrooms with new carpet, floorboards living and kitchen
- Full bathroom, separate internal laundry with WC
- Lockup garage, white crushed pebble driveway, grassed yard
- Inground pool with travertine paving, glass panel fencing, fully fenced yard
- 1.5km North Hamilton Primary School, 4 minutes to Beaumont Street\*

\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.