

27 Boreas Road, Hamilton North, NSW 2292

Sold House

Monday, 23 October 2023



27 Boreas Road, Hamilton North, NSW 2292

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 316 m2

Type: House



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\$820,000

Don't just dream about renovating or rebuilding in an outstanding location – make it a reality with this prime property opportunity. Situated within walking distance of schools, shops, parks, eateries and entertainment, this charming cottage is ready for you to write its next chapter. Internally, the bathroom and light, bright kitchen and dining area have been updated, while the lounge room pays homage to the home's original era, with velvet wallpaper and an art deco ceiling. Two large bedrooms and a North facing sun room, provide a foundation for your personal touch plus explore your options to bring the outdoors to life, with a well-proportioned backyard waiting for your magic touch. Located in an area that combines convenience and community, this is your pathway to creating a lifestyle to love. Stroll to Smith Park to let kids enjoy the playground, head to Hamilton North Bowling Club for a casual dinner or drink, stock up on fresh produce at the Farmers Markets and even walk children to school, with Hamilton North Public School just 600m away. You can even avoid the hassle of parking at major sporting or entertainment events with McDonald Jones Stadium and Newcastle's Entertainment Centre accessible on foot. For those times you do want to venture further afield, the vibrant Beaumont Street shopping and cuisine scene beckons in approx. 2km, with the shorelines of Bar Beach and Dixon Park Beach 5km from your front door. Ready to make your mark in an exceptional location? Act now and arrange an inspection today. Property Specifications:- Character-filled cottage on an easy-care 316.2m² block - Enticing renovation or knock-down rebuild potential in an outstanding location- Light, bright and stylish kitchen and dining area - Retro lounge room with original velvet wallpaper and art deco ceiling- Two large bedrooms- Updated bathroom - Solar panels for water and electricity- Well-proportioned backyard - Single garage and single carport- Walk to Smith Park (50m), Hamilton North Bowling Club (200m), Newcastle Farmers Market (450m), Hamilton North Public School (600m), Broadmeadow Shopping Centre (900m), TAFE NSW (1km) - 1.6km to Waratah Village, 2km from vibrant Beaumont Street shopping and cuisine scene - Newcastle Entertainment Centre, McDonald Jones Stadium, Newcastle Basketball Stadium and Harness Racing Club also within walking distance- Council rates: \$2,300. pa. approx. Water rates: \$915.00 pa. approx.