

29 Warrah Street, Hamilton East, NSW 2303

House For Sale

Wednesday, 22 November 2023

29 Warrah Street, Hamilton East, NSW 2303

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 517 m2

Type: House



Dale Slater
0249260600



Russell Dawson
0249260600

Guide \$1,795,000

This gorgeous family home in prestigious Hamilton East is of brick construction, boasts lovely heritage features and has plenty of room for the whole tribe. With abundant off street parking and an enviable position just a couple of minutes from the heart of the city and the Newcastle's fabulous beaches, this home will be hugely popular, so don't miss your chance to claim your special slice of this highly sought after suburb. This inner city home has all the space and style you could ever need. A large kitchen with eat in counter is a lovely combination of timber and white counters that gives the home a country coastal feel. There are two separate living spaces with one opening through gorgeous timber doors to the outdoor entertaining area. The large colonial style bathroom has a corner bath tub to soak away the day and double vanity. Three generous bedrooms boast built in closets with all four bedrooms featuring ceiling fans and abundant natural light. From here you can walk, ride or drive just a few minutes to all of Newcastle's most popular spots. Wander to Beaumont St for a coffee before work or a lazy weekend brunch. Grab a 5 minute Uber to Darby St and meet friends for a drink at 5 Sawyers or Bar Romeo. Bundle the kids in the car and head to Cooks Hill Surf Club just 6 minutes away for Nippers throughout Summer! Or catch a comedy act or musical at the Civic Theatre – again just a few minutes away. This home truly allows you all the space your family needs while still allowing you to live your best inner urban life! - Large family home in sought-after Hamilton East on the edge of the city - Brick construction – sprawled across one gracious level - Four bedrooms – three with built in robes and all with ceiling fans - Two living spaces, two full bathrooms - Heritage features include timber floors, pretty cornices and a fireplace - One lockable garage and 2 carports - 1 min to Wickham Public School, 4 mins to Newcastle Grammar - 800m to Marketown Shopping Centre, 1km to Number 1 Sports Ground, 1.8km to Darby St dining precinct - 5 mins to the CDB and Honeysuckle and 6 mins to Bar Beach and Cooks Hill Surf Club

Outgoings: Council Rate: \$3,320 approx per annum Water Rate: \$923.25 approx per annum

FRIENDLY AUCTION DISCLAIMER: This property is being sold under the Online Friendly Auction System. An independent pest & building report (Change “pest & building” into “Strata” if the property is a strata title) is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website. ***Health & Safety Measures are in Place for Open Homes & All Private Inspections

Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.