

**3/12 Bates Street, Hamilton North, NSW 2292**



**Sold Townhouse**

Friday, 29 March 2024

3/12 Bates Street, Hamilton North, NSW 2292

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**



Mel Payne  
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Barry Price  
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## Contact agent

Welcome to your dream home! This spacious three-bedroom townhouse is the final gem in a boutique development of only four townhouses. On the first level, indulge in the open-plan living design featuring a gorgeous kitchen with terrazzo-inspired splashback tile, island bar, and stone benchtops. Natural light floods the space, complemented by high ceilings and glass sliding doors leading to the covered deck, ideal for entertaining. Enjoy the manicured low-maintenance courtyard with a fenced grass backyard. Plus, benefit from a lock-up garage with automatic door and internal access, an additional water closet/third toilet and under staircase storage. Upstairs boasts three generous bedrooms with high ceilings and ceiling fans. The master bedroom features a walk-through robe and private ensuite. Additional features include a linen cupboard and a stylish bathroom with separate bath and shower, all with modern matte black fittings. Stay comfortable year-round with ducted air conditioning. Located opposite Newcastle Showground, enjoy easy access to the Sunday Farmers Market, Hamilton North Bowling Club, parks, and Sunnyside Tavern Hotel. Don't miss your chance to inspect this impressive property before it's gone! • Rental Appraisal: \$850 - \$880 per week • Strata fees approx. \$990 - \$1,100 per quarter