

34 Gow Street, Hamilton North, NSW 2292

Street Property.

House For Sale

Friday, 17 May 2024

34 Gow Street, Hamilton North, NSW 2292

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 417 m2

Type: House



Damon Sellis
0249263933



Emily Wong
0249263933

Auction - Guide on Request

Cleverly renovated and extended for family enjoyment, this classic weatherboard home, now a dual level sanctuary, is surrounded by other beautifully updated period properties in a quiet street a short stroll to Hamilton North Bowling Club and Smith Park playground. Crafted to last the test of time, the layout flows and breathes, with three separate living areas that effortlessly connect to a north facing backyard. Here you can entertain all year round in the deck that can be enclosed by motorised blinds and warmed by a Heatstrip in the cooler months. Relax in the swim spa – add in a cocktail and you'll find like you're on holiday, or huddle round the firepit in winter under the bespoke structure custom crafted with cast iron columns from the old Sydney Morning Herald building, and beams from Hamilton RSL. Back inside, the stunning island kitchen is the heart of the home featuring a suite of quality Smeg appliances and a coffee/bar station. Kids can stretch out in the three large bedrooms and the family bathroom on ground floor, while parents can retreat to their sanctuary upstairs featuring a walk-in robe, extra storage, and luxe bathroom. A 7.35m x 4.35m (approx.) garage and a long side driveway caters for the whole family's parking needs. From here walk to the weekly Farmers' Market, the Entertainment Centre, Hamilton North Public School, and Beaumont Street, or take city-bound transport directly into the CBD and beaches. - Dual level family home on 417.3sqm block (approx.) - North facing backyard with deck, swim spa, and firepit and barbecue area - Ducted a/c throughout - Formal lounge, open plan family living/dining, entertaining room off deck - Caesarstone island kitchen, induction cooktop, pyrolytic oven, microwave, integrated dishwasher - Bedrooms with built-in/walk-in robes, and plantation shutters - Family bathroom and powder room on ground floor, luxe bathroom upstairs - Central to Waratah Village and Beaumont Street, just 1600m away - 3km to Newcastle Interchange, 5km to Bar Beach Auction on Site Saturday 15th June at 11:15am (if not sold prior). Potential Rental Return: *\$850 - \$900 per week Council Rates: *\$2,349 pa Water Rates: *\$916 pa + usage *Approximates only DISCLAIMER We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.