

**35 Hibberd Street, Hamilton South, NSW 2303**

Robinson

**House For Sale**

Wednesday, 8 May 2024

35 Hibberd Street, Hamilton South, NSW 2303

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 589 m2**

**Type: House**



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## Price Guide on Request

Step into the perfect blend of location and potential with this three-bedroom home, situated within a leisurely stroll of Newcastle Racecourse, Darling Street Oval, and the vibrant dining and shopping scene of cosmopolitan Beaumont Street. Nestled on a sunny north-facing 581.7sqm block, this property features a generous lounge and dining area, along with original kitchen and bathroom spaces, complemented by multiple sheds for convenient parking and storage. The property is ready for a full renovation, and with a deep backyard inviting expansion, there's potential for additional living space or adding a deck for outdoor entertaining. Looking around this quiet street, it's easy to see the trend of new homes replacing older ones. So why not craft your dream home from scratch (STCA), drawing inspiration from the neighbourhood's evolution? This home enjoys a remarkably central location just a quick drive away from an array of cafes, restaurants, eclectic boutiques, supermarkets, and schools. And for those craving a quick surf session or a round of golf, Bar Beach, Merewether, and Merewether Golf Club are all within a 5-minute drive.

- Single level clad and tiled roof home on north facing 581.7sqm block
- Approx. block dimensions of 12.8m X 45.72m – zoned R2
- Original timber floors and 5-step cornices add character
- Spacious lounge and dining area
- Original kitchen with electric stove
- Three classically proportioned bedrooms with built-in robes
- Bathroom with shower over bathtub
- Side verandah and laundry
- Single carport, 9m long garage, 6m x 7m double garage, garden sheds
- Merewether Public School – 500m, Merewether High – 1km, Newcastle High – 1400m, SFX – 2km
- Newcastle Interchange, The Junction and Marketown all 2.5km away