

36 James Street, Hamilton, NSW 2303

Castle.

Sold House

Friday, 8 March 2024

36 James Street, Hamilton, NSW 2303

Bedrooms: 3

Bathrooms: 1

Area: 186 m2

Type: House



Adriano Rossi
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\$880,000

Welcome to the epitome of cosmopolitan living in the heart of Newcastle. Nestled within the vibrant community of Hamilton, this charming three-bedroom cottage offers an exciting and convenient lifestyle. Imagine waking up to the delightful aroma of freshly brewed coffee from the nearby Beaumont Street cafes, just a stone's throw away. With many restaurants and eateries lining the streets, you'll never run out of options for a delicious meal or a quick catch-up with friends. Hamilton boasts a bustling atmosphere that's filled with energy and charm. Take a stroll or bike ride through the flat and easily accessible streets, soaking in this lively neighbourhood's vibrant sights and sounds. Whether running errands or simply exploring the local scene, you'll find everything you need right at your doorstep. And let's talk about convenience – with local transport options within easy reach, commuting becomes a breeze, making this location ideal for families and professionals. Plus, with the auction set for 6th April at 12:45 on-site, the opportunity to make this gem your own is just around the corner! Step inside, and you'll discover a home that perfectly blends comfort and functionality and could be the perfect start to your city life. Live in it now and soak up the vibrant atmosphere, or plan to expand or rebuild in the future. This east of Beaumont location secures your success, just across from the Hamilton library and James St Plaza. But that's not all – the extension at the rear of the property offers additional space, perfect for hosting family gatherings, casual dinners, or even setting up your work-from-home sanctuary. Convenience is truly at your fingertips with a separate laundry featuring an extra toilet. Recent upgrades, including ceiling fans in all bedrooms, ensure comfort all year round, while the low-maintenance grounds and garden shed provide practical solutions for your storage needs. The covered area is ideal for enjoying lazy afternoons or hosting outdoor get-togethers with friends and family. Don't miss out on the opportunity to immerse yourself in the vibrant lifestyle of Hamilton. Join us at the auction on 6th April and make this charming cottage your piece of paradise in the heart of Newcastle. Your dream home awaits!

Currently Rented: \$600 per week* Please note the photos used are from a previous vacancy prior to being leased to assist with the tenants privacy and representation for the size and features internally Council Rates: \$528 per 1/4 Water Rates: \$302.74 per 1/3* Agency, Agency Director & Selling Agent is a party to the ownership of this property. All negotiations are best to be with the auctioneer on the day to maintain professional and ethical boundaries.