

4/190 Beaumont Street, Hamilton, NSW 2303

Sold Unit

Wednesday, 8 November 2023

4/190 Beaumont Street, Hamilton, NSW 2303

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 100 m²

Type: Unit



Matt Thompson
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Callum Ansell
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\$702,000

Auction Location: On-site Auction - 4/190 Beaumont Street, Hamilton This elegant, top-floor apartment in a small, classically beautiful complex boasts a fabulous location, stately beauty and an iconic address. On the quiet end of Beaumont Street but still a five minute stroll to the heart of the bustling dining and retail precinct, this classic home is both beautiful and perfectly positioned. With classic lines, ornate cornices, beige carpets and multistep skirting boards, this property is a timeless beauty. Sheer curtains and blinds dress the original double hung windows and a black and white kitchen with a suite of high end stainless appliances opens onto the open plan living and dining space, with its soaring ceilings and gorgeous timber floors. Sip your coffee in the morning sun on your subtly curved, private brick balcony or settle in here in the evening for an aperitivo as others hurry home from work. Head out to dinner at some of Beaumont Streets ever-evolving contemporary restaurants and bars or hit up some of the old favourites. On race day you are an easy stroll to Newcastle Racecourse and when the weekend comes it is only 6 mins in the car to the beach, 7 mins to the city and 8 mins to the Honeysuckle dining precinct. * Top floor, one-level apartment with two robed bedrooms * Elevated brick balcony with view through the trees to Beaumont Street * Contemporary kitchen with Miele oven, integrated microwave and monochromatic cabinetry * Modern bathroom with clawfoot tub * Ducted air conditioning, LED downlights, new ceiling fan and light combos and gas outlet for heater * Sheer curtains and blinds dress the windows, carpeted bedrooms and timber floors in living * Secure lockable garage * Positioned on the quiet end of Beaumont Street but just 500 metres to the heart of this hugely popular retail and dining precinct * 4 mins to the Junction, 7 mins to Westfield Kotara and to the CBD * 6 mins to Merewether Beach and the Fernleigh Track leading to Glenrock mountain bike trails Outgoings Water rates: \$772.2 approx per annum Strata rates: \$986 approx per quarter FRIENDLY AUCTION DISCLAIMER: This property is being sold under the On-site Friendly Auction System. An independent pest & building report 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.