

# 48 Hebburn Street, Hamilton East, NSW 2303

## Sold House

Saturday, 17 February 2024

48 Hebburn Street, Hamilton East, NSW 2303

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 151 m<sup>2</sup>

Type: House



Russell Dawson  
0249260600



Mat Harris  
0249260600

**\$1,200,000**

Auction Location: 2/16 Telford Street, Newcastle East NSW 2300 Step into the charm of yesteryear with 'Roselyn', an enchanting turn of the century Victorian-era home presenting an illustrious past and holding the promise of a bright new future. As you approach, the leadlight front door with transom window hints at the character within, drawing you into a world of timeless elegance. Inside, you'll discover a treasure trove of original features, from wide timber floors to soaring ceilings and vintage glass accents, each detail telling a story of days gone by. With three spacious bedrooms, including one on the ground floor for added convenience, and two more on the upper level, Roselyn offers ample space for your family to spread out and relax. The downstairs bedroom is a retreat in itself, boasting plush carpet, a ceiling rose, and charming VJ ceilings, while the cozy air-conditioned living room beckons you to unwind by the ornate timber framed fireplace. Venture further into the heart of the home, where a large eat-in kitchen/dining area awaits, complete with shaker cabinetry, a pantry, and, adding a touch of glamour, a gorgeous double farmhouse sink. The combination of these features, plus the high letterbox window flooding the space with natural light, sets the ultimate atmosphere for enthusiastic epicurean escapades. From here, step out onto the north-facing bricked courtyard, offering a delightful spot to unwind with a frosty glass of your favourite tippie. Next, head upstairs to where the air-conditioned master bedroom boasts an ensuite and walk-in robe, offering a peaceful sanctuary to escape to at the end of the day. The second bedroom is equally inviting, with its own air-conditioning and access to the lace framed top-floor verandah, from where you can bask in the beauty and perfume of three magnificent flowering magnolia trees. Between these two rooms, a spacious family room provides the ideal space for relaxation and entertainment, complete with a ceiling fan to keep you cool on warm summer nights. This location boasts an unbeatable level of convenience, with an array of fantastic dining choices just minutes away in Beaumont Street. Shopping is also a breeze, with Marketown only a 3-minute drive away. Nature lovers and dog owners will be delighted by the abundance of nearby parks, providing ample opportunities for outdoor adventures. Families will be happy to find numerous school choices within walking distance, as well as the National Park playing fields nearby. It's only a short stroll to the Interchange, or if you prefer driving, you'll enjoy quick access on feeder roads to major arterial routes. Don't miss your chance to make Roselyn your forever home, where timeless elegance meets modern comfort in perfect harmony. Add this home to your viewing list today and step into a world of Victorian-era charm and comfort. Features include:- Enchanting Victorian-era home showcasing timeless elegance.- Two cozy living rooms include an air-conditioned downstairs living room with fireplace feature, and spacious family room adjoining the two upstairs bedrooms.- Modern kitchen with eat-in dining room – features shaker cabinetry, free-standing gas cooker, a pantry, and double farmhouse sink.- Three large bedrooms, each of master proportions, include a downstairs bedroom with plush carpet, ceiling rose and VJ panelled ceiling, plus two additional bedrooms upstairs, both air-conditioned, including a master with ensuite and walk-in robe.- Two modernised bathrooms, one on each level. Separate laundry.- Three alfresco outdoor spaces include a welcoming front terrace, north-facing bricked courtyard with shade sail, and top floor verandah with wrought iron lacework.- Low maintenance lawn with fenced rear vehicle access.- Handy to shops, schools, the Interchange, parks and playing fields – as well as a great range of restaurants and cafes in nearby Beaumont Street.- Valuable access to rear laneway for boats, caravans or other important weekend equipment Outgoings: Council Rate: \$2,354 approx per annum Water Rate: \$908.22 approx per annum Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.