

5/31 Samdon Street, Hamilton, NSW 2303

Sold Townhouse

Thursday, 11 January 2024

5/31 Samdon Street, Hamilton, NSW 2303

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 222 m2

Type: Townhouse



Dale Slater

0438408577

\$985,000

Immaculately presented from top to toe, in a prime city-fringe location, this timeless 3-bedroom, 2-bathroom townhome offers the perfect blend of contemporary elegance with the low-maintenance lifestyle afforded by townhome living. Positioned at the end of the complex, with its own street-frontage, this refined residence provides the space and amenity of a house - featuring spacious, open-plan living areas complemented by a choice of three attractive outdoor spaces. Inside, the home's calm, muted colour palette is accented by amber-hued tallowwood floors on the lower level, and light-filled windows adorned with plantation shutters throughout. A generously proportioned living room and an equally spacious dining area, adjoins a crisp, white-on-white kitchen fitted with Caesarstone benchtops, new stainless-steel appliances, double undermount sinks, and a large corner pantry. For added convenience, a separate powder room is located off the well-proportioned laundry. From these rooms, French doors fitted with retractable screens extend to a timber-decked courtyard - providing seclusion and creating a hideaway haven from the hustle and bustle of life. Enhanced by all-weather blinds, privacy fencing, and screening, it also offers the perfect place for alfresco gatherings year-round. Upstairs you will discover three softly carpeted bedrooms - each enjoying ducted air-conditioning, and ceiling fans for year-round sleeping comfort. The master features a walk-in robe with ample hanging space and a bright, fully tiled ensuite, while the remaining bedrooms include built-in robes and share a fully tiled family bathroom, with shower, bath, and updated vanity unit. A separate powder room and large linen closet complete this level. Two cars are securely catered for with a remote-operated two-car garage, accessed via a laneway at the rear. With new carpeting, new plantation shutters and new kitchen appliances - as well as ducted air-conditioning throughout - there really is nothing more to do here than move in and enjoy the convenience of its prime location. With historic Gregson Park literally around the corner, and Beaumont Street's vibrant dining strip only a 500m walk away - everything you need is on your doorstep. It's also an easy walk or ride to the Farmers Market, Stadium and Entertainment Centre. As well as the easy walking convenience, you have a choice of Broadmeadow or Hamilton stations for fun-filled weekends in Sydney, or an effortless commute to work. It's also a short drive to major arterial routes. Features include:- Elegant townhome in prime location with new carpet, new plantation shutters and new appliances.- Three double bedrooms, each appointed with ducted air-conditioning and ceiling fans - the master with a spacious walk-in robe and the remaining two bedrooms with built-in robes.- Two bathrooms on the upper level, comprising a fully tiled ensuite to master with shower and new vanity, and a spacious family bathroom with bath, shower, new vanity, and separate toilet.- A pristine modern kitchen, with Caesarstone benchtops, new appliances including dishwasher, double undermount sinks, breakfast bar, and corner pantry.- Generously proportioned living and equally spacious dining room, with French doors -fitted with retractable screens - leading to the secure rear yard.- A choice of three spacious outdoor entertaining areas - a secluded covered courtyard and deck fitted with all-weather blinds for effortless year-round entertaining, as well as a welcoming front courtyard, and a private balcony off the master, also fitted with all-weather blinds.- Separate laundry, with adjoining powder room.- Ducted air-conditioning throughout.- Double garage with remote opener, conveniently accessed via the rear laneway. - Prime, city-fringe location, with easy access to shops, restaurants, schools, playing fields and transport links. Outgoings: Council Rate: \$1,636 approx per annum Strata Rate: \$3,642.2 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.