

56 James Street, Hamilton, NSW 2303

Sold House

Friday, 22 September 2023

56 James Street, Hamilton, NSW 2303

Bedrooms: 3

Bathrooms: 2

Area: 297 m2

Type: House



Katie Kepner
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Alexander Moyse
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\$815,000

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com If you're searching for the perfect blend of convenience and potential, this is it! This humble 3 bedroom, 2 bathroom house is nestled in a prime location with easy access to vibrant Beaumont Street. Shopping, dining and entertainment options are only steps away and the proximity to stunning beaches and top-rated local schools, will appeal to families and beach enthusiasts alike. An expansive yard flows off the back of the house offering a blank canvas. Create a stunning garden retreat, host memorable outdoor gatherings or even add a pool or playground. The opportunities are limitless. Whether you're an investor looking to add to your portfolio or a first-time home buyer ready to make your mark, this property caters to your needs. There's plenty of scope to renovate and customise the space to your liking or move right in and enjoy it as is. Don't miss out on this incredible opportunity to own a piece of this sought-after neighbourhood. - 3 bedrooms, 2 bathrooms - Prime location near vibrant Beaumont Street - Short drive to beaches and local schools - Ideal for investors or first-time home buyers - Renovation potential - Off street parking - Expansive yard

Outgoings: Council Rates: \$2,616.00 approx. per annum Water Rates: \$825.42 approx. per annum

This property is being sold under the Online 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

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