

**57 Stanley Street, Hamilton South, NSW 2303**

**dalton**partners

**Sold House**

Monday, 23 October 2023

57 Stanley Street, Hamilton South, NSW 2303

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Area: 492 m2**

**Type: House**



John Kerr

0249693500

**\$1,710,000**

With its prestige location, solid bones and original features, this hard-to-find opportunity is filled with scope to transform both the home and your lifestyle. A long-term owner/deceased estate boasting a three-bedroom layout with separate living, dining, and family rooms plus a rear garage that includes a self-contained studio – this property offers versatility in spades. Breathe new life into the interior, where you'll find ornate ceilings, fretwork and a feature fireplace ready to shine, you have everything you need to create it into a visionary family home full of modern day comforts. In terms of location, it's hard to know what the best aspect is. Being 7 minutes from the CBD with its world-class dining scene, having The Junction, Darby, and Beaumont Street at your fingertips for your café fix, or loving the fact that Merewether, Dixon, and Bar Beaches are less than a five-minute drive or easy cycle ride away? It's a lifestyle location we all crave. \* Original Californian Bungalow with drive-through carport to single garage\* Beautiful façade and positioned on a level block with secure fencing all around \* Ideal floorplan for an open plan conversion while keeping double-sized bedrooms \* Three large bedrooms plus a sunroom, perfectly maintained over its lifespan \* Functional kitchen and two renovation-ready bathrooms including master ensuite \* A retreat, bathroom and kitchenette form a studio attached to the garage \* Stroll 400m to Hamilton South PS, walk/cycle to beaches, cafes and restaurants \* 1.8km to Newcastle Racecourse, 2.5km to Honeysuckle, 4.8km to Westfield Kotara Council Rates: \$2,850 PA approx Water Rates: \$750 + Usage PA approx Rental Potential: \$750 PW approx