

**7 Percy Street, Hamilton, NSW 2303**



**Sold House**

Monday, 30 October 2023

7 Percy Street, Hamilton, NSW 2303

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 521 m2**

**Type: House**



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**\$1,466,000**

Auction Location: Online - [buy.realtair.com](http://buy.realtair.com) Nestled in the heart of Hamilton, lays a charming, well-kept character home, with perfectly preserved period features. You will arrive to the property on a quiet street, to be greeted by manicured gardens and leafy surrounds. The home itself has a spacious, smart design with multiple living spaces and rests on an impressively sized, flat block. The property boasts a large, secure yard with plenty of room to play, along with a new lockup garage and additional storage space. There is so much space and plenty of room for you to add more. Commanding total convenience, the home is right next to Gregson Park and is only a short stroll to the buzzing eateries and shopping of the inner city. This is your dream home. Highlights:-- Large open plan kitchen and living space, that overlooks the rear yard-- Four bedrooms, 3 with built in robes, 2 with ceiling fans-- Off-street parking for up to 3 cars-- A second, generously sized and versatile living space-- Separate dining room with cosy fire place-- A second, complete bathroom, located in the updated laundry -- Beautiful and carefully looked after stained-glass windows and ornate ceilings -- Multi-zoned ducted air-conditioning-- A long list of property improvements and meticulous maintenance; including recent renovations, new garage construction, added insulation and more! Here and there:-- School catchment - Hamilton Public School - 9min walk (600m), Newcastle High School - 6min drive (2.5km)-- Merewether High School - 2min drive (1.2km)-- Gregson Park - 5min walk (350m)-- Second Fiddle café - 6min walk (450m)-- Beaumont Street cafés and retail hub - 8min walk (800m)-- Newcastle Entertainment Centre - 8 min walk (800m)-- Newcastle beaches - 12min drive (5km)-- Approx. weekly rental return - recently returning \$910-- Approx. council rates per quarter - \$740-- Approx. water rates per third - \$308 (not incl. usage) This property will be sold via online auction on Saturday 25th November, unless sold prior. For more information, please contact Damian on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.