

**71 Denison Street, Hamilton East, NSW 2303**

**House For Sale**

Tuesday, 16 January 2024



71 Denison Street, Hamilton East, NSW 2303

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 260 m2**

**Type: House**



George Rafty  
0412689809



Liliana Innocente  
0401280576

## **Auction Guide \$1,100,000 - \$1,200,000**

Step into modern style with this fully renovated, classic three-bedroom home. Picture yourself in a sleek new kitchen, indulging in a spa-like main bathroom, and enjoying the luxury of a private master ensuite. With a keycode gated entry elevated fencing, this home goes the extra mile to enhance your privacy and peace of mind. Nestled on a corner block, the property is a masterclass in small footprint, big impact living effortlessly combining style and functionality with blackbutt flooring, coffered ceilings, and elegant plantation shutters. Banish your to-do list, as this home is tailored for minimal upkeep. Embrace the bright open plan design that seamlessly flows into a maintenance-free courtyard equipped with a sink and gas connections for easy entertaining. Ducted air-conditioning throughout and secure off-street parking ties the bow with a 6kW solar system to keep running costs down, plus a backup battery. Convenience is at your doorstep – a quick shot along Parkway Avenue takes you to Darby Street and Bar Beach, while Beaumont Street and the vibrant heart of Newcastle CBD are just a stone's throw away. An affordable Hamilton East lifestyle is here, waiting for you to make it yours.

- Fully renovated weatherboard home on a maintenance-free corner block
- Open plan layout with 2 sets of sliding doors connecting to private alfresco entertaining
- Contemporary new kitchen with stone benches, Ilve 900mm oven, 5-burner gas cooktop, Miele dishwasher
- Three bedrooms master with walk-in robe and ensuite, two with floor-to-ceiling built-ins
- Secure carport accessed via Parkway Avenue provides off-street parking for a car and scooter
- Ducted air-con and ceiling fans provide climate control
- Crimsafe windows, blackout roller blinds, and plantation shutters on windows
- 6kW solar with a battery backup, so you never lose power during a blackout
- Super central location minutes to the beach, shopping, dining and Newcastle Interchange

**Disclaimer:** We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.