

9 Teramby Road, Hamilton, NSW 2303



Sold House

Friday, 18 August 2023

9 Teramby Road, Hamilton, NSW 2303

Bedrooms: 3

Bathrooms: 1

Area: 246 m2

Type: House



Carrie Mana

0249261188

\$810,000

Don't just dream of a life in highly-desirable Hamilton, make it a reality with this enticing entry-level opportunity. Occupying an easy-care 246m² block, it offers comfort and charm as is, with the potential to be beautifully restored to its former glory. Currently, this cosy cottage hosts a quaint kitchen with adjoining dining area, an air-conditioned living room and an original bathroom. Three bedrooms also feature, including one which opens to a sunroom, and another boasting a traditional bay window and polished timber floors. Outdoors, enjoy a low-maintenance backyard, trimmed by established gardens and trees for enhanced privacy. An unbeatable location, there's no shortage of exciting recreation options virtually on your doorstep. Stroll to bustling Beaumont St to sample a tantalising array of bars, boutiques, restaurants and cafes or take in a show at Newcastle Entertainment Centre, a mere 550m away. Nearby Gregson Park offers a shady playground for kids, or if you're keen to avoid school traffic chaos, both Hamilton Primary and Merewether High are within an 850m walk. Fancy an ocean swim or surf? Bar Beach and Merewether Beach beckon in approx. 4km by car.

Property Specifications:- Desirable entry-level opportunity in coveted Hamilton- Easy-care 246m² block- Comfortable as is, with scope to be restored to its former glory - Quaint kitchen with ample storage, opens to the dining area- Cosy living room with air-conditioning and a ceiling fan- Main bedroom opens to a sunroom- Bedroom two with a charming bay window and polished timber floors- Bedroom three tucked away at the rear of the home- Original-style bathroom - Low-maintenance backyard with established gardens and trees- 270m walk to Broadmeadow Station, 550m to Newcastle Entertainment Centre, 600m to Gregson Park, - Approx. 900m stroll to bustling Beaumont St bars, boutiques, eateries and entertainment- Walk to Hamilton Primary (750m) and Merewether High (850m) or 1.2km drive to St Francis Xavier College- 1.5km to Newcastle City Farmers Market, 1.8km to Newcastle Racecourse, 2.5km to McDonald Jones Stadium- Within 3.6km of Broadmeadow, Marketown and Junction Fair shopping centres- Approx. 4km to Bar Beach, Merewether Beach and Newcastle's CBD(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.)