

92 Kemp Street, Hamilton South, NSW 2303

daltonpartners

Sold House

Friday, 8 March 2024

92 Kemp Street, Hamilton South, NSW 2303

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 718 m2

Type: House



John Kerr

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Contact agent

Embodying all the glamour of its c1948 era and further amplified by a designer renovation and a prestigious Kemp Street address, this magnificent home sits on a generous 718sqm landholding, minutes from The Junction shops, a collection of beaches, Darby Street and top-performing schools. Grandly scaled and rich in ornate character and style, it flaunts perfect timber floorboards, a curved ceiling and elegant arched windows, bringing unrivalled grace to the interior, where you'll find three beautiful bedrooms and three exquisite bathrooms. The master bedroom includes walk-in-robe and a beautiful large ensuite featuring a luxurious island bath. The formal lounge room and a modern open plan extension is highlighted by a dream chef's kitchen. Holding an ideal northeast-to-rear aspect, the backyard is generously sized and includes a versatile freestanding studio for teens, guests or home office. A semi-enclosed and Mediterranean-inspired alfresco setting flows effortlessly from the kitchen for seamless indoor/outdoor living. * Circa 1948 built and flaunting a beautifully retained Spanish Mission façade * Step inside and be instantly impressed by the homes outstanding renovation* Impeccably presented, high-end class, and finished in up-to-the-minute style* Formal lounge with stunning curved ceiling, arched windows and gas fireplace* Double leadlight doors lead into the spacious open plan living/dining/kitchen zone featuring second gas fireplace* Dual sets of stacker doors connect open plan living with alfresco entertaining * Statement island kitchen with stunning splash-back tiling, a WIP, top-range appliances, stone surfaces, double sink and 900mm gas stove * Beautifully appointed bedrooms, master with WIR and large ensuite with island bath* Generous separate laundry with yard access* Ducted and split-system air-conditioning backed up by ceiling fans * Semi-enclosed and tiled alfresco area, large enough to host a crowd in comfort * Private north-east facing backyard framed by towering hedges and a manicured lawn * Gorgeous front verandah bordered by archways and overlooking a flawlessly landscaped front yard* Driveway access to a secure single carport* A choice of schools including Hamilton South Public, St Joseph's Primary and Newcastle Grammar* Cycle into the city and beaches within minutes, 500m stroll to The Junction Council Rates: \$3,904 PA approx Water Rates: \$996 + Usage PA approx Rent Potential: \$1,200 PW approx