

94 Gordon Avenue, Hamilton South, NSW 2303

daltonpartners

Sold House

Tuesday, 2 April 2024

94 Gordon Avenue, Hamilton South, NSW 2303

Bedrooms: 6

Bathrooms: 3

Parkings: 2

Area: 693 m2

Type: House



John Kerr

0249693500

\$1,495,000

Supremely versatile for families or investors, this flexible property serves up a three-bedrooms and attic home, a two-bedroom brick and tile granny flat and a separate studio, with all being completely self-contained. Each has private entry and is separated by an inground swimming pool, allowing its new buyer to take advantage of the short rental supply and use all three dwellings as an income stream, or bring the extended family and create a multi-generational home while providing independence. With its tidy presentation and stellar Hamilton South address, this rare offering is bound to draw in plenty of attention. * Three bedroom Californian bungalow with a huge attic space/4th bedroom* Also includes a full kitchen, bathroom, separate lounge/dining areas, internal laundry * Two bedroom granny flat with open plan living, full kitchen, bathroom and laundry * Large studio/garage featuring bathroom and kitchen facilities * Secure block with gated entry into a wide driveway with carport * Fully fenced in-ground swimming pool * Located three houses back from Learmonth Park * 850m to The Junction shops and cafes plus popular pubs and restaurants * 1500m to Marketown Shopping Centre or Newcastle Interchange * 2500m to Darby Street, Harris Farm Market and Bar Beach Council Rates: \$3,048 PA approx Water Rates: \$2,375 + Usage PA approx Rental Potential: \$1,200 - \$1,500 PW approx