

117 Lawson Street, Hamilton, NSW 2303



House For Sale

Friday, 3 November 2023

117 Lawson Street, Hamilton, NSW 2303

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 487 m2

Type: House



Lyndall Allan
0439761123



Tahnee Burke
0432333753

\$1,580,000 - \$1,700,000

This remarkable home is nestled in the heart of Hamilton and represents an exceptional opportunity. Situated in a prime location, this spacious residence is move-in ready, offering you the utmost privacy and convenience. The home boasts a spacious living area that seamlessly flows into the dining space and a meticulously maintained kitchen, equipped with gas cooking, dishwasher and electric stainless steel oven. For practicality the home has a separate study/ sunroom, plus two generously sized bedrooms both with built-in robes, and two bathrooms. The home is favourably positioned with a private and secure north facing backyard, walking distance to shops, cafes and public transportation with the city centre and stunning beaches just a short drive away. Ideally located for a range of highly respected schools and childcare. 117 Lawson Street is situated in a non-heritage area, granting you the freedom to move right in, embark on renovations, or explore its development potential and enjoy the substantial rewards that await (STCA). Features of this property include: • Sizeable 487m² level block • R3 Medium Density zoning • Air-conditioned and heated for year round comfort • 900m from Hamilton Train Station • Modernised kitchen boasting stainless steel appliances including gas cooktop, oven, dishwasher and range hood • Practical sunroom/study • Separate tandem lockup garage with room for a workshop or man cave • Remote control security gate • Security roller shutters and surveillance system