

15 Hibberd Street, Hamilton South, NSW 2303

House For Sale

Monday, 8 July 2024

15 Hibberd Street, Hamilton South, NSW 2303

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 581 m2

Type: House



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PROPERTY PREVIEW

Property Highlights:- A beautifully renovated cottage with a large yard, in a sensational location.- Open plan living/dining room with air conditioning and sliding doors to the alfresco.- Luxurious kitchen with shaker style cabinetry, 20mm waterfall Caesarstone benchtops, gold tapware and fixtures, and quality Artusi appliances throughout.- Three bedrooms, all with ceiling fans and built in robes, with an ensuite to the master.- Stunning family bathroom and ensuite, both with floor to ceiling tiles, floating vanities with 20mm Caesarstone benchtops, gold fittings and trimmings, plus a freestanding bath in the main.- AcronAir split system air conditioning and ceiling fans throughout.- High ceilings, freshly painted, new downlights, and hybrid floorboards.- Covered front patio and rear alfresco with hardwood timber decking.- Spacious driveway with gated access to a large Colorbond garage in the yard.- Rheem Stellar gas hot water, new plumbing and electrical work and a garden shed.

Outgoings: Rental Return: \$900 approx. per week

Nestled on a spacious block on a lovely street, this Weatherboard and Colorbond roof cottage is a beautifully renovated gem in the prestigious suburb of Hamilton South. Locations do not get much better than this. With the bustling Beaumont Street offering a myriad of dining options just moments from home, this property is perfectly positioned to deliver an urban lifestyle with all the trimmings. Additionally, there are numerous recreational areas and sporting fields nearby, making it perfect for active lifestyles. Newcastle CBD and beaches are just a short 10 minute drive away or a breezy train ride (or cycle for the keen!). As you approach, you'll be greeted by a classic white picket fence and beautifully landscaped front gardens with white stone bedding and a grassed yard. A covered front timber patio offers a welcoming touch to this delightful home. Step through the charming stained glass front door into a foyer with high ceilings and feature cornices. The home has been freshly painted internally and externally and boasts new downlights throughout, a combination of carpet and hybrid floorboards, vertical blinds, and high ceilings that enhance its airy feel. The three spacious bedrooms, all located at the front of the home, feature ceiling fans, built-in robes with mirrored doors, and carpet flooring. The main bedroom boasts a luxurious newly renovated ensuite accessed through a sliding barn style door. The ensuite is adorned with floor to ceiling tiles, a floating vanity with a 20mm Caesarstone benchtop, a top mount basin, a stylish oval vanity mirror, a large open shower with a built in wall recess, a ribbed glass shower screen, and a dual shower head. Chic gold fittings and a feature wall of stacked tiles complete this elegant space. The large open plan area is the heart of the home, designed for both relaxation and entertainment. It features an AcronAir split system air conditioning for year round comfort and glass sliding doors that lead to the backyard, creating a seamless indoor-outdoor flow. You will be thrilled with the luxurious U-shaped kitchen, which is designed with soft close shaker style cabinetry, a 20mm waterfall Caesarstone benchtop, and a large breakfast bar with a wall cutout to the living area. Gold tapware and fittings, a vertical mini subway tile splashback, and high end Artusi appliances including an induction cooktop, oven, integrated rangehood, and dishwasher complete this stylish space. A dual sink with a mixer tap adds to the kitchen's functionality. Nearby, the dedicated laundry room includes a WC and is renovated with features including shaker style cabinets, a gold sink and tapware, a tiled splashback, and a 20mm Caesarstone benchtop. The newly renovated main bathroom features a large open walk-in shower with a built-in recess and a dual shower head, including a rain showerhead. Gold fittings, a floating vanity with a 20mm Caesarstone benchtop and an above counter basin, and a stylish oval vanity mirror with cabinet storage add to the bathroom's elegance. Floor to ceiling tiles and a contemporary freestanding bath complete this stylish bathroom. You will find that this property includes a host of modern upgrades to ensure comfort and convenience. New plumbing and wiring provide peace of mind, while the Rheem Stellar gas hot water system ensures efficient and reliable hot water supply. For climate control, there is a split system air conditioning unit that keeps the home comfortable year round. The outdoor entertaining area is designed to impress, featuring an undercover alfresco space with LED lights and hardwood timber decking. This area provides an ideal setting for outdoor dining and relaxation, overlooking the beautifully maintained yard. Whether you are hosting a summer barbecue or enjoying a quiet evening under the stars, this space is perfect for entertaining guests and spending quality time with family. The grassed backyard, fully fenced with no neighbours behind, includes an established garden with trees and an outdoor shower on the garage, perfect for a potential pool (subject to Council approval of course). An additional rear gate access point adds convenience. There is plenty of space to store the big toys in this property, as the freshly concreted driveway with gated side access leads to a large Colorbond garage with a remote roller door, glass sliding doors on the side and exposed aggregate polished concrete floor. A garden shed in the rear of the yard provides additional storage. This beautifully renovated cottage in Hamilton South offers an idyllic urban lifestyle with modern comforts and a prestigious address. Don't miss the opportunity to make this charming home your own. We encourage our clients to contact the team at Clarke & Co Estate Agents today to secure their inspections. Why you'll love

where you live; - A short stroll from a wide variety of sporting and recreation fields- Mere moments to Beaumont Street, with a myriad of restaurants, cafes and bars to enjoy.- 5 minute drive to Broadmeadow Train Station, making commuting a breeze- An easy 10 minute drive, or a short train ride or cycle to Newcastle CBD.- 10 minutes to both Westfield Kotara or Charlestown Square, delivering all the services and retail options you could ask for. - Easy access to Newcastle Uni and Newcastle's pristine coastline and beaches.***Health & Safety Measures are in Place for Open Homes & All Private Inspections.Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.