

**201 Beaumont Street, Hamilton South, NSW 2303**



**House For Sale**

Wednesday, 19 June 2024

201 Beaumont Street, Hamilton South, NSW 2303

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 322 m2**

**Type: House**



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## Auction Guide \$1,050,000

This cosy cottage makes an unforgettable first impression! Wrapped in a nostalgic "gun-barrel" façade, the interiors fuse classic and contemporary charm to ensure easy living. Traditional soaring ceilings, panelled walls and an ornamental fireplace enhance its character, complemented by renovations that cater to modern needs. The stylish kitchen and meals area emulates this, seamlessly connecting with the rear deck – perfect when entertaining. This bright space complements a formal lounge room, two bedrooms with built-in robes and a bathroom that's ready for you to update it with your personal touch. Additionally, an easy-care backyard beckons, accompanied by a single garage with studio and ample off-street parking. Primely positioned, you'll love the lifestyle this location delivers. Beaumont Street is close by, tempting you with an eclectic mix of cafes, restaurants and pubs, plus unique boutiques, antiques and bookstores. Public transport, parks, and schools, including Hamilton South, Merewether Public, and Newcastle High are within walking distance too and it's just a short drive to Junction Fair, Junction Village and sought-after private schools. If you're craving the sand and surf, it's just minutes to Merewether Beach. Make this beauty your must see – inspect today!

**Property Specifications:-**  
Cosy renovated cottage infused with classic and contemporary charm - Easy-care 322.5m<sup>2</sup> block near vibrant Beaumont Street cafes, restaurants and boutiques- Traditional soaring ceilings, panelled walls and an ornamental fireplace add character- Modern and bright kitchen and meals area, flows onto the rear deck- Formal lounge room - Two bedrooms with built-in robes, serviced by a tasteful bathroom, with scope to be modernised- Covered entertaining deck steps down to the low-maintenance backyard- Long driveway leads to a single garage with studio - Ample off-street parking - Stroll to Learmonth Park, public transport and schools including Hamilton South, Merewether Public, Merewether High and Newcastle High- Short drive to St Francis Xavier's, St. Joseph's and Newcastle Grammar- 1.5km to Junction Fair and Junction Village shops, eateries and services (approx.)- 2.5km to Merewether Beach and 3km to CBD (approx.) - Council Rates; \$2,700.00 pa approx. Water Rates; \$915.00 pa + usage approx.- Agent declares interest