

22 Buchanan Street, Hamilton, NSW 2303

LANE CAMPOS

House For Sale

Wednesday, 19 June 2024

22 Buchanan Street, Hamilton, NSW 2303

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Roland Campos
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Toby Wilson
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Auction: \$845,000

With a sleek and contemporary update, this chic residence offers a serene, easy-care lifestyle, ideally situated just moments from Hamilton's lively cafés and boutique shops. It's a harmonious fusion of elegance, personality, and seclusion, nestled in a peaceful neighbourhood enclave. Designed to enhance the flow of natural light, this home beautifully integrates timeless design features with a fluid indoor-outdoor living concept, establishing a luxurious retreat amidst the spirited ambiance of a bustling village community. Highlights:-- Two bedrooms - both with built-in robes-- Period details - high ceilings with original ceiling roses, decorative fireplace, exposed brick feature wall, large timber sash windows, claw foot bath, polished timber floorboards-- Generous light filled lounge room-- Large eat-in kitchen with gas cooking and ample storage-- Timber bifold doors from kitchen/dining to alfresco - perfect flow for entertaining-- Separate study -- Euro laundry-- Split system air conditioning in one bedroom and the living room-- Rear lane access to single carport Here and there:-- School catchment - Hamilton Public School - 7min Walk (500m), Newcastle High School - 6min drive (2.4km)-- Hamilton Park Tennis Club - 4 min walk (280m)-- Beaumont street café and retail strip - 9 min walk (700m)-- Newcastle Entertainment Centre & Newcastle City Farmers Market - 14 min walk (1km)-- Newcastle CBD and Beaches - 11 min drive (3.9km)- Weekly rental return - in the vicinity of \$600 - \$620- Approx. council rates per quarter - \$571- Approx. water rates per third - \$280 (not incl. usage) This property will be sold via online auction on Saturday 13th July. For more information, please contact Roland or Toby on 4967 6770. Disclaimer: All information contained herein has been gathered from sources we consider reliable. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.