

# 37 Stewart Avenue, Hamilton East, NSW, 2303

## House For Sale

Friday, 16 August 2024

37 Stewart Avenue, Hamilton East, NSW, 2303

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Own Your Own Slice of History – Original Character Abounds in C1935 Art Deco Home

Integral to the development of Newcastle, the A.A. Company announced a grand plan to develop approximately 250 acres of its land to build a model suburb with fine wide streets and ornamental trees. This vision laid the foundation for the wide, tree-lined avenues we admire in Hamilton today.

Now it's your chance to own a slice of prime Hamilton history with this appealing C1935 Art Deco residence, on the market for the first time in 57 years. Perfectly positioned in an easily walkable location, this charming family home retains much of its original Art Deco character. Lovers of this period will appreciate the intact features including ornate plasterwork atop soaring ceilings, plate rails, diamond pane leadlight sash windows and French doors, along with warm timber floors.

The home's traditional yet versatile layout offers four generously sized bedrooms, two with built-in robes. The larger of these rooms could easily serve as an additional living area or, with its adjoining sunroom currently in use as a kitchenette, would make a great master bedroom with an ensuite, taking advantage of the existing plumbing connections.

The main living area includes a large fireplace with a gas bayonet point. Also featured here are diamond-pane leadlight windows – a timeless touch. Adjacent, the large, updated kitchen features a large corner pantry along with ample bench and cupboard space for all your culinary essentials. The family bathroom, with a shower over bath, is ideal for kids' bath time, while a separate laundry and toilet are conveniently located at the rear of the home.

Outside, a large, paved patio and pergola overlook a grassy fenced yard – perfect for kids and pets to freely run about. A single garage, and an additional driveway parking complete this inviting home.

This prime location offers the ultimate convenience, surrounded by fabulous dining options and Marketown only 850 metres away. Families will appreciate the variety of nearby schools, including Hamilton South Primary, Newcastle High, St. Francis Xavier, and Newcastle Grammar, as well as easy access to local sporting fields for after-school activities. Outdoor enthusiasts and pet owners will love the nearby parks. For a quick trip to Sydney, the Interchange is a short walk away, and for drivers, there's easy access to major arterial routes.

Come and see how this unique piece of history can become a perfect fit for your family. Inspect today!

Features include:

- C1935 Art Deco residence, showcasing original charm and character.
- Spacious living room with large fireplace, gas bayonet point, and timeless diamond-pane leadlight windows.
- Updated kitchen includes a dishwasher, gas hob, electric oven, large corner pantry, along with ample bench and cupboard space.
- Four generously sized bedrooms, two with built-in robes; with potential to use one as an extra living room.
- Sunroom with kitchenette, offering potential conversion into an ensuite.
- Family bathroom with a shower over the bath, perfect for children's bath time.
- Separate laundry, separate toilet, and linen closet.
- Large, paved patio and pergola overlooking a grassy fenced yard, ideal for kids and pets.
- Single garage with additional driveway parking.
- Prime walkable location near restaurants, shopping, top schools, parks, and public transport.

Outgoings:

Council Rates - \$3,060 approx. per annum

Water Rates - \$915.72 approx. per annum

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