

10/22 Donald St, Hamilton, NSW, 2303

Townhouse For Sale

Thursday, 17 October 2024

10/22 Donald St, Hamilton, NSW, 2303

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Townhouse



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Irresistible Opportunity – Contemporary First Home or Investment in Central Location

Don't be misled by the address! Tucked away behind Donald Street, you'll find a second modern row of homes in the complex. Within this serene setting accessed from Eva Street, this two-storey urban pad offers an irresistible opportunity for investors and first-home buyers, delivering modern comforts in a convenient location, at an entry-level price.

Walk into a vibrant open space that welcomes you with soaring ceilings and high louvred windows, inviting refreshing summer breezes. This open-plan area provides generous room for lounging and dining, complemented by a split system air-conditioner for added comfort. Adjacent to this inviting space, the streamlined kitchen features a stainless-steel gas hob and a premium Fisher and Paykel oven, perfect for crafting your favourite dishes. Beyond the kitchen, a spacious balcony extends the living area, providing ample room for outdoor dining and relaxation.

Ascend the stairs to find a charming loft bedroom, perfect for singles or couples, featuring a large built-in robe and its own split system air-conditioner. A modern bathroom and a convenient laundry nook complete the home.

Beaumont Street's vibrant bars and restaurants are practically on your doorstep, as well as all the essential amenities for daily living. There are numerous cycleways nearby, plus Hamilton Station is within reach for easy weekend getaways. Excellent public transport links means you'll barely need a car; however, you'll enjoy your own secure dedicated car space, accessible from Eva Street.

You'll also appreciate the low strata fees in this cozy retreat, perfect for those seeking affordable urban living, a savvy investment and/or short-stay potential.

Don't miss this great opportunity, come and inspect today!

Features include:

- Contemporary loft-style two-storey townhome, perfect for investors and first-home buyers.
- Generous open-plan living area with soaring ceilings and louvred windows bringing in light and breezes, plus air-conditioning for added comfort.
- Streamlined kitchen featuring a Fisher and Paykel oven, gas hob, and ample benchspace and storage.
- Spacious balcony extending the living area for outdoor dining and relaxation.
- Charming loft style bedroom with a mirrored built-in robe and air-conditioner.
- Modern main bathroom with a walk-in shower. Convenient laundry nook.
- Secure car space accessible from Eva Street.
- Low strata fees, perfect for those seeking affordable urban living, a savvy investment and/or short-stay potential.
- Within easy walking distance to shops, dining and entertainment on Beaumont Street, plus convenient public transport and commuter routes.

Outgoings:

Council Rates: \$2,832.76 approx. per annum

Water Rates: \$804.12 approx. per annum

Strata Rates: \$510.15 approx. per quarter

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