

**14 Phillips Street, Hamilton North, NSW, 2292**

**LANE CAMPOS**

**House For Sale**

Monday, 25 November 2024

14 Phillips Street, Hamilton North, NSW, 2292

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Roland Campos  
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## The Blank Canvas

From front to back, this delightful cottage radiates charm and opportunity. With its classic façade and inviting front garden, this home is perfect for those seeking a cosy retreat with room to add personal touches. Featuring a sun-drenched living area and beautifully restored floorboards, it retains its timeless character while offering so much potential for modern updates.

Located in a vibrant and friendly Hamilton North, this home is conveniently close to all the area's best amenities. Shops, cafés, and parks are all just a short walk away with plenty of public transport options available nearby.

This one is ready and waiting to be reimagined into your dream home.

### Highlights:

- Approx. 303.5m<sup>2</sup> block
- Rear lane access and single lockup garage
- Two bedrooms both with ceiling fans
- Family bathroom with bath and new vanity
- Original details: high ceilings, polished timber floorboards, original timber internal doors
- Neat kitchen with electric cooking
- Separate laundry room
- Window-lined sunroom at front of home
- Bonus sitting room leading to the covered alfresco
- Low-maintenance backyard

### Here and there:

- School catchment: Hamilton North Public School 13min walk (900m), Callaghan College Waratah Campus 18min walk (1.3km), Callaghan College Jesmond Senior Campus 9min drive (5.1km)

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- Georgetown cafes: 13min walk (900m)
- T.A.F.E Newcastle Campus: 15min walk (1.1km)
- Smith Park: 3min walk (200m)
- Hamilton North Bowling Club: 4min walk (300m)
- Waratah Village: 5min drive (1.5km)
- Waratah Train Station: 5 min drive (2km)
- Newcastle Showground and Farmer's market: 10min walk (750m)
- Newcastle CBD and beaches: 13min drive (6.1km)
  
- Approx. weekly rental return: in the vicinity of \$650
- Approx. council rates per quarter: \$596
- Approx. water rates per third: \$280 (not incl. usage)

For more information, please contact Roland Campos or Toby Wilson 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.