

20 Murray Street, Hamilton, NSW, 2303

House For Sale

Tuesday, 17 December 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



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Quaint Cottage in Convenient Location

Tucked away in the heart of Hamilton, this delightful 3-bedroom cottage is perfectly positioned. Just a short stroll from the vibrant Beaumont Street café and retail precinct, this home is ideally located for easy access to local schools, parks, and the train station.

Step inside to discover spacious bedrooms, soaring high ceilings, and a private, secure yard with a covered outdoor area—perfect for relaxation or entertaining. Off-street parking is a highlight, with a single garage and additional space for extra vehicles, ensuring parking is never a concern.

This property has been a reliable investment for over 50 years, making it an excellent opportunity for savvy investors or first-time homebuyers looking to enter the market.

Property Features:

- Located in the heart of Hamilton
- 3 generous bedrooms, high ceilings
- 247m² block, R3 medium density zoning
- Driveway access to single lock-up garage
- Classic weatherboard construction with a new Colorbond roof
- Hamilton Train Station: 850m (approx. 13-minute walk)
- Beaumont Street café & retail hub: 100m (approx. 3-minute walk)
- Newcastle CBD & beaches: 5.2km (approx. 10-minute drive)

School catchment:

Hamilton Public School – 1.1km (3 min drive)

Newcastle High School – 1.5km (4 min drive)

Council Rates - \$2,530 p/a approx.

Water Rates - \$915 p/a approx. excluding usage

Rental Potential - \$620 pw