

**231 Lawson Street, Hamilton South, NSW, 2303**



**House For Sale**

Monday, 28 October 2024

231 Lawson Street, Hamilton South, NSW, 2303

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Greg Handsaker

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## Family Home With Heart Ready For Its Next Chapter

Lovingly held for 35 years, this charming double brick, three-bedroom home is now ready for the next family to create their own special memories. Positioned in a welcoming neighbourhood with the added benefit of being in the highly sought-after Hamilton South Public School zone, this is a place where lifestyle meets convenience.

The home still retains plenty of its original charm, with 3.2m ornate plaster ceilings, picture rails, and beautiful timber floors. Years ago, a thoughtful extension added a valuable second living area that seamlessly connects to the level backyard, perfect for entertaining or family relaxation. Out back, you'll discover a carport, garage, workshop, and a versatile studio space, offering endless opportunities. Move in comfortably as is, while you plan your dream renovations. There's even potential for an upper-level extension (STCA) to add more space and create an even grander family home.

Imagine easy bike rides to the beach, quick coffee stops at The Junction or enjoying dinners along vibrant Beaumont Street. Plus, you're just five minutes from the heart of the city, ensuring everything you need is right at your fingertips.

- Classic double brick home on 556.4sqm block with level backyard
- Formal lounge, plus open plan family and dining with a/c
- Kitchen with gas cooktop, under bench oven, dishwasher
- Three spacious bedrooms, plus sunroom
- Full size bathroom with bath and shower, handy second w/c, discreet laundry
- Single carport and garage with workshop and adjoining storeroom/office
- Sunny north facing verandah
- #21 bus stops at the door for easy travel between Broadmeadow, Merewether and CBD
- Central to a choice of schools, SFX, Merewether High, Newcastle High, St Joseph's

### Outgoings:

Water: \*\$915pa + usage

Council: \*\$3,200pa

\* approximates only

(We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)