

**235 Parkway Avenue, Hamilton South, NSW, 2303**



**House For Sale**

Tuesday, 26 November 2024

235 Parkway Avenue, Hamilton South, NSW, 2303

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Peter Aloupis  
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## Much Loved Inner-City Family Entertainer

Charm, comfort and convenience intertwine in this brick bungalow to create an enchanting inner-city entertainer. Sprawled across a flexible and functional floorplan, sunlight dances through leadlight windows in the formal lounge and dining room, while four large Velux window/skylights illuminate the heart of the home; the stylish kitchen, meals and living area. Four bedrooms and a study, which could easily double as a fifth bedroom – offer sanctuary for growing families, with three bathrooms awaiting your personal touch.

Outdoors, the columned front veranda calls for stolen moments of relaxation as you gaze upon the lush gardens, with the backyard pool promising an endless summer of fun. Just as enticing is the location. Supremely central, take advantage of being walking distance to quality schools, public transport, parks, sporting amenities and Marketown Shopping Centre. Vibrant dining precincts along Beaumont, Hunter and King Streets or Harbourside are also close, with beautiful Bar Beach approx. 2km away.

This treasured home, cherished by the same family for over 30 years, awaits its next chapter with you. Don't delay, inspect today.

- 627.3m<sup>2</sup> block in a coveted inner-city location
- Flexible and functional 257m<sup>2</sup> floorplan
- Four large Velux windows illuminate the stylish kitchen, cosy meals and spacious living area in natural light
- ☑ Spacious formal lounge and dining room
- ☑ Elegant master suite with beautiful leadlight windows and original ensuite
- ☑ Four additional bedrooms; three with built-in robes and one with potential to be a study
- ☑ Original three-way style bathroom
- ☑ Open-air alfresco patio and sun-soaked, private pool
- ☑ Lush, established gardens
- ☑ Garage with storage and additional bathroom amenities
- ☑ Air-conditioning and ceiling fans
- ☑ Walk to Newcastle High School (450m), Hamilton South Primary (550m), St Francis Xavier's College (650m), Newcastle Train Station (900m), Marketown Shopping Centre (1km), Beaumont St eateries (1.4km)
- Approx. 2km to Bar Beach, Honeysuckle Harbourside precinct and Newcastle Racecourse

Council Rates: \$3,998 p.a. approx. Water Rates: \$896 p.a. approx.

Disclaimer: Green St Property have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.