

86 Gordon Avenue, Hamilton South, NSW, 2303



House For Sale

Tuesday, 19 November 2024

86 Gordon Avenue, Hamilton South, NSW, 2303

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Lyndall Allan
0439761123



Tahnee Burke
0432333753

Parkside Federation Beauty, Walk Almost Everywhere

Auction Location: In Room

Fall in love with this gorgeous 1917 Federation home, perfectly positioned for the modern family lifestyle. Just steps from Learmonth Park and an easy walk to Hamilton South Public School, you'll find yourself in the heart of one of Newcastle's most coveted neighbourhoods.

This double-brick beauty combines timeless charm with modern comfort. Original features like ornate plaster ceilings, polished timber floors, and a graceful hallway arch tell stories of the past, while the open-plan extension adds a sought-after second living space and timber kitchen, complete with a picture window that frames your garden views perfectly. Four generous bedrooms and two character-filled bathrooms (including one with a gorgeous clawfoot bath!) provide plenty of room for the whole family. The formal lounge room, with its cosy gas log fireplace and access to the classic wraparound verandah, is ideal for both relaxing and entertaining.

Out back, a deck overlooks established gardens that are just begging for summer barbecues, and there's even room for a future pool (STCA). The side driveway leads to a double garage, taking care of all your parking needs.

You're just minutes from both The Junction and Beaumont Street. Schools are an easy walk away, and Marketown's shopping is a three minute drive. Bar Beach and Merewether are just a 5-minute drive away, perfect for that pre-work surf. Hamilton Station and Newcastle Interchange are also close by, putting you in easy reach of Sydney.

Move in and enjoy as is or put your own stamp on this character-filled home. Either way, you're getting a slice of Newcastle's heritage with all the convenience of easy living.

- Level 667.7sqm block surrounded by beautiful, established gardens
- Entrance hall with ornate plaster ceiling, archway and elegant period light fittings
- Formal lounge with gas log fire and verandah access, family room with a/c and deck access
- Timber kitchen, gas stove and wall oven, dishwasher, garden views
- 3 of the 4 bedrooms are fitted with built-in robes, ceiling fans to all
- Main bathroom with shower over clawfoot bath, laundry, and a second bathroom with shower and w/c
- Double garage with two roller doors and workshop space
- Zoned Hamilton South Public and Newcastle High, moments to Merewether High, SFX and St Joseph's

Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.