

# 9 James Street, Hamilton, NSW 2303

## House For Sale

Monday, 29 April 2024

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**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 189 m2**

**Type: House**



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## Guide on Request

Located in Hamilton's beating heart where corner pubs, buzzing cafés and a rich restaurant scene are an easy stroll from the door, this double-fronted cottage is perfectly placed to enjoy a cosmopolitan village lifestyle. Offering ready to enjoy comfort for owner-occupiers or investors alike, warm neutral hues are grounded by timber floorboards, making it easy to add your personal style. Three double bedrooms, a gorgeous living room with fireplace, and a sunny rear courtyard are obvious highlights, with a neat-and-tidy kitchen and bathroom ready for use. Being just a few short blocks from Beaumont Street, you'll love living footsteps from the action. Whether it's dinner out, a café meet-up with friends, wandering through boutique stores, or enjoying a weekend picnic in Gregson Park, everything is at your fingertips. Commuters will enjoy having Hamilton Station a walk away too, giving you instant access to the CBD or making a day trip to Sydney a stress-free experience. - Single level cottage, double-fronted and with a sweet front verandah with lacework feature - Potential to create off street parking from the rear lane.- Open rear courtyard to dine alfresco or enjoy a relaxed get-together with family or friends - Sweet kitchen fitted with a gas-topped cooker, tidy bathroom with bath and shower - Charming central lounge room has AC and an open fire to keep the home comfortable - Each of the three bedrooms features a built-in robe, and all are double-sized - Internal laundry with a linen closet and direct outdoor access - 1km to Newcastle Interchange, 1.3km to Marketown, 2.8km to Bar Beach\* This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.