

166 Beaumont St, Hamilton, NSW 2303

Sold - 17/10/2021

House 3 1 1



## Expressions Of Interest Invited

Inspections by appointment only- Contact agent

Open for Inspection

By Appointment.

Fabulously fresh and stylishly classic are words that come to mind as you wander through this captivating home. It's both cosy, warm and charming while being trendy, vibrant and contemporary. This perfect fusion of styles carried throughout this picture perfect property is truly sensational. From the polished floorboards, high ceilings and coloured glass windows, to the ornate tiled fireplace in the gracious living room, you can't help but admire these timeless treasures from a by-gone era. Then you have the stunning modern kitchen and dining area, seamlessly flowing through double doors to a breath-taking all weather, sun-filled, rear covered entertaining area. This is where the vibrant, fun loving, carefree lifestyle truly happens.

You can easily imagine hosting outdoor dinner parties and BBQ's on the enormous deck, having family and friends around to watch the big screen TV above the cocktail bar, and enjoying lazy Sundays simply basking on the outdoor lounge under the palm trees. Who would have thought staying at home could be this good!

This home offers so many features including:

- \* 3 spacious double bedrooms, 2 with built-ins and 2 with split system air conditioning
- \* Lavish lounge/living room with ornate fireplace
- \* Gourmet kitchen with gas cooking, extensive display cabinetry and breakfast bar for casual dining
- \* Open air-conditioned dining area perfectly placed to enjoy large formal dinner parties and casual family feasts
- \* Attractive tiled bathroom with shower over bath and vanity, with convenient separate toilet adjacent to the bathroom
- \* Outdoor entertaining deck with covered lounge and dining area with all-weather clear patio blinds
- \* Open deck with built-in bar and privacy screening
- \* Maintenance free private rear yard with lovely garden and utility shed for your outdoor storage needs

This lifestyle property allows you to have your own private oasis to live in, relax and entertain, with all the attractions of cosmopolitan living just 100 metres from your front door.

Inner city entertainment, sun and surf are also just a 10 minute drive away. With the house having been recently refurbished, it is in tip top condition ready for new owners.

Listed By  
Debbie Wiseman



Floorplan



166 BEAUMONT ST, HAMILTON  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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