



## Eglinton, 36 Hamilton street

### Homely on Hamilton

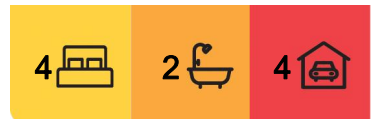
Located in the ever-popular Eglinton, this Spacious family home on a sprawling 1025sqm block is one for the family. Boasting a spacious and open living space as the center of the home, the formal lounge and generous bedroom sizes add to the practicality of the layout. With a recently updated ensuite and improvements throughout, the home maintains its established character but with fresh touches. The established yard features ample side access and leads to the double colourbond shed at the rear. Contact Mark Dwyer today to book your private inspection and plan your move! 0498 003 774

With features including but not limited to:

- Four spacious bedrooms all with built-ins
- Open plan kitchen, dining and living space
- Generous formal lounge room
- Wood heater in addition to fans throughout, gas ducted heating and split system air conditioning



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Guide \$780,000 - \$800,000

**View**  
By Appointment

**Contact**  
**Mark Dwyer**  
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**LJ Hooker Bathurst**  
**02 6331 5041**



- Double colourbond shed with power
- Flat 1025sqm flat block with established trees and gardens
- Spacious undercover entertaining space
- Built-in alarm system

## More About this Property

<b>Property ID</b>	22JHZ6
<b>Property Type</b>	House
<b>Land Area</b>	1025 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

**Mark Dwyer 0498 003 774**

Director | Licensee In Charge | Sales Agent | [mark.bathurst@ljhooker.com.au](mailto:mark.bathurst@ljhooker.com.au)

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