



66 Gordon Avenue, Hamilton

Timeless Federation Character Meets Contemporary Living

Rich in character and thoughtfully enhanced for modern living, this beautiful circa 1916 Federation home makes a lasting impression with its tuck-pointed brick facade, decorative tiled verandah and welcoming street presence.

Set along tree-lined Gordon Avenue, it combines the craftsmanship of a bygone era with a stylish rear extension designed for comfortable everyday living.

Inside, the home retains an abundance of original charm, with soaring 3.2-metre pressed metal ceilings, polished timber floors and coloured glass featured throughout the hallway and three front bedrooms.

The main bedroom is complemented by an oversized ensuite with a shower over the bath.

At the rear, a striking cathedral ceiling creates a sense of space and light across the open-plan living and dining area.

The timber kitchen features Caesarstone benchtops and a six-burner 900mm Smeg gas stove, while a cleverly incorporated mezzanine

3 2 1

AUCTION

Thu 19th Nov @ 6:00PM

VIEW

Sat 24th Oct @ 9:30AM - 10:00AM

AGENTS

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AGENCY

LJ Hooker Warners Bay
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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.



provides an additional lounge area which doubles as a media room or home office.

Sliding doors connect the home to the alfresco living space featuring a covered deck and easy-care garden, offering a relaxed setting for outdoor enjoyment and entertaining.

Practicality is equally well considered, with side lane access to a carport which provides rare off street parking behind a motorised garage door together with additional storage.

Positioned within easy reach of Marketown, Beaumont Street's cafés, the harbour, Honeysuckle, Newcastle Interchange, quality schools and local beaches, this is a character-filled home in a highly central and convenient location.

FEATURES

- Classic Federation brick home, circa 1916, with a Colorbond roof and side lane access to off-street parking
- Attractive street presence featuring tuck-pointed brickwork, a tiled patio and Bluestone pathway
- Three bedrooms rich in original period detail
- Impressive 3.2-metre ceilings and polished timber floors throughout
- Spacious main bedroom with an oversized ensuite featuring a shower over the bath
- Plantation shutters
- Pressed metal ceilings
- Air conditioning
- Roof void storage
- Rear extension with soaring cathedral ceilings, open-plan living and dining, and a mezzanine lounge/home office
- Gourmet kitchen with Caesarstone benchtops
- " Zoned for Hamilton Public School and Newcastle High School
- " Approximately 750 metres to St Francis Xavier's College and the cafés of Beaumont Street, the Interchange and Honeysuckle

The information contained herein has been provided by people we believe to be reliable, however all interested parties must rely on their own enquiries.

MORE DETAILS

Property ID	ZUFHN8
Property Type	House
Land Area	600.7 m2
Including	Toilets (2)

John Church 0414 294 944

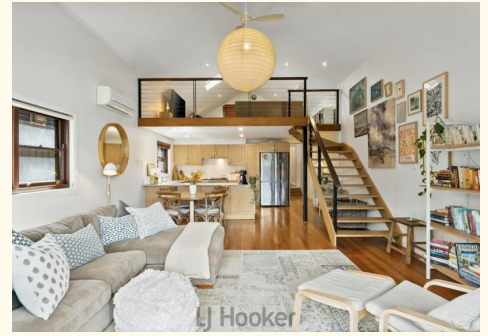
Sales and Marketing Executive | Independent Contractor |
john.church@ljhooker.com.au

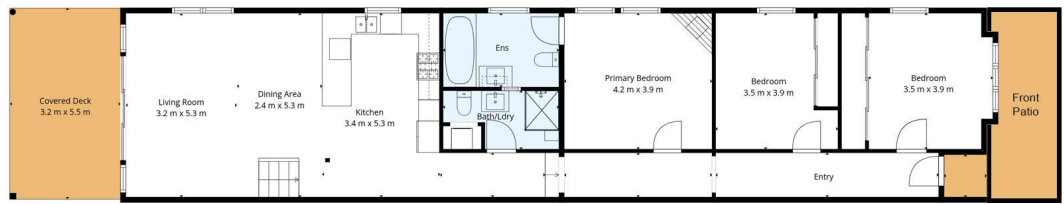
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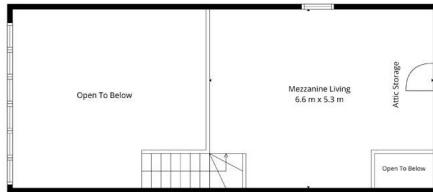
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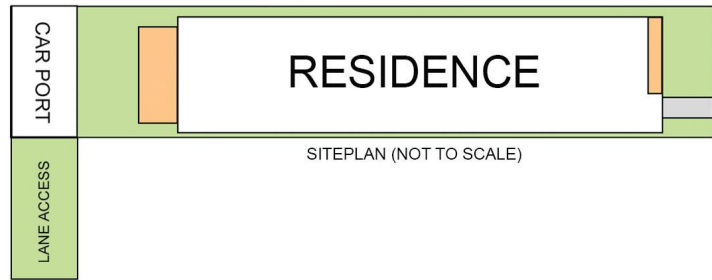




Ground Floor



First Floor



RESIDENCE

SITEPLAN (NOT TO SCALE)



66 Gordon Ave,
Hamilton



Total Internal Floor Area: 164m²

Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

