

5 Charlton Street, Hamilton

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## Private Family Retreat Steps from Racecourse Road - Best offers over \$2.2M

**FOR SALE**

Please Call

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**AGENCY**

LJ Hooker Clayfield

(07) 3262 2434

Located in a sought-after character precinct, this home offers the charm of original architecture with existing potential for redevelopment/ modernisation at the rear. Hidden from view on a private 617sqm parcel in Hamilton's sought-after streets, this four-bedroom home boasts a lifestyle location only 150m from Racecourse Road's cafes and shopping.

A house for families, couples, and downsizers seeking serenity and access to amenities, the property spans a single level with ample indoor and outdoor space, as well as a swimming pool.

Make yourself at home within the two relaxing living areas. A fireplace in the open living and dining room is perfect for warming up on winter nights, and air-conditioning throughout the house keeps you cool all summer. Share casual meals in the breakfast nook and cook in the stonetop kitchen, featuring stainless steel appliances and plentiful storage.

Opening outdoors to the dual decks, you can sit poolside and enjoy

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 **LJ Hooker**

cocktails and peaceful moments by the water as kids swim, or lounge and entertain by the backyard and gardens.

The four bedrooms include a master suite with a walk-in robe and ensuite. A second bathroom and laundry finalise the house, and a double carport provides parking.

Property features include:

- Beautiful single-level home on a private, fenced 617sqm parcel
- 2 living areas, breakfast nook and 2 outdoor timber decks
- Kitchen featuring stone benchtops, dishwasher and gas stove
- Swimming pool and a private backyard with established gardens
- 4 bedrooms with wardrobes, 2 bathrooms and laundry
- Master suite featuring a walk-in wardrobe and ensuite
- Secure access to the double carport with storage
- Air-conditioning across the home and a fireplace in the living area
- With 6.6kw solar system

Revelling in a remarkable lifestyle location, this home is positioned just 150m from Racecourse Road, where cafes, restaurants, and shops cater to weekend brunches, dinners with friends, and morning coffees. Portside Wharf features additional shopping, dining and a cinema 900m away, and you will love the proximity to transport with bus stops, Bretts Wharf ferry and Ascot train station within walking distance.

Soak up the sunshine at the local parks, walk and run along the river, and enjoy sports moments away at Brothers Rugby Club, Northshore Tennis Centre and Royal Queensland Golf Club. Children are in the coveted Ascot State School catchment, private colleges are easily accessible, and this prime position is only 6km from the CBD.

## MORE DETAILS

Property ID	2ZGHXX
Property Type	House
Including	Pool

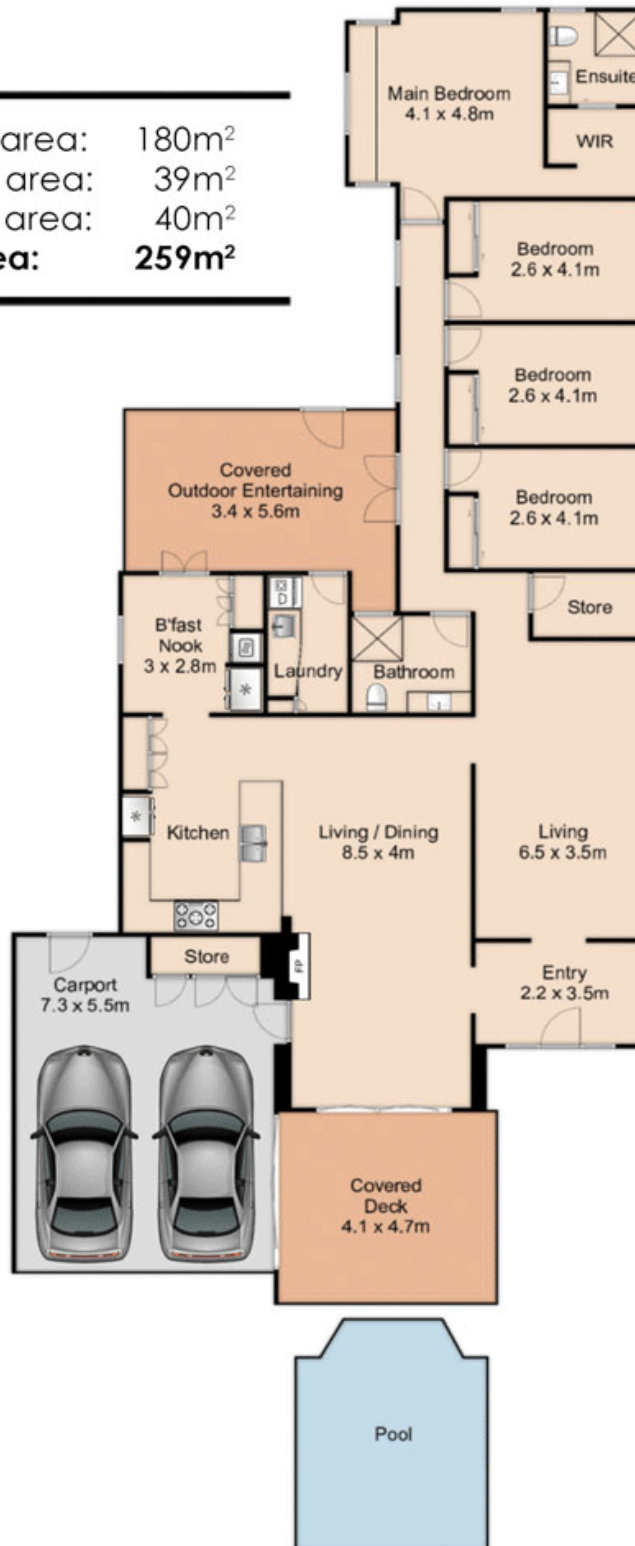
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# 5 Charlton Street, Hamilton

Internal area: 180m<sup>2</sup>  
External area: 39m<sup>2</sup>  
Carport area: 40m<sup>2</sup>  
**Total area: 259m<sup>2</sup>**



Tony Cicchiello 0418747266

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 miss-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective buyer.

[alexandrahinsch.com](http://alexandrahinsch.com)

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