



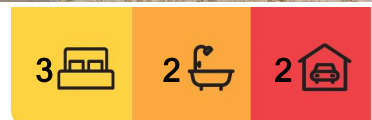
## Hamilton South, 219 Parkway Avenue

Timeless Charm in Sought-After Hamilton South

Nestled in the heart of Hamilton South, this charming brick home offers a rare opportunity to secure a versatile property in one of Newcastle's most sought-after suburbs. Boasting three generously sized bedrooms, two with ceiling fans, two bathrooms, with one modernly updated, and both secure and off-street parking, this residence is ideal for families, renovators, or those seeking to make their mark in a prime location.

Set on an expansive approx. 822m<sup>2</sup> block, the home provides ample space for updates or grand-scale renovations to suit your style and needs. As you enter, you're welcomed by stunning French doors and ornate ceilings, setting the tone for the elegance and charm that flows throughout the home. The well-maintained layout includes a bright and airy sunroom at the rear, overlooking a vibrant, manicured garden with a picturesque walking path—an oasis of tranquillity in your own backyard.

Practicality meets convenience with a secure garage featuring an automatic roller door and



### For Sale

Auction - Friday 31st January from 5:30 pm  
On-Site

### View

[ljhooker.com.au/16K6F5E](http://ljhooker.com.au/16K6F5E)

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a small workshop, perfect for hobby enthusiasts or additional storage. The bathroom has been thoughtfully updated with a frameless open shower and plantation shutters, combining modern amenities with classic charm.

The location is truly unmatched. Just approx. 1.1km to Beaumont Street's lively cafes and boutiques, approx. 1.4km to The Junction's shopping precinct, and approx. 2.7km to the iconic beaches of Merewether and Newcastle, this address offers a lifestyle of convenience and vibrancy..

For families, the property is zoned for Newcastle High School and Hamilton South Public School and is also close to the highly coveted Merewether High School, a selective institution renowned for its academic excellence.

Hamilton South's tree-lined streets and welcoming community atmosphere add to the allure, offering a neighbourhood rich in charm and proximity to top-rated schools, parks, and bustling dining and entertainment options. Whether you're searching for a family home, an investment opportunity, or a chance to renovate and add value, this property delivers endless potential in a blue-chip location.

(We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.)

## More About this Property

Property ID	16K6F5E
Property Type	House
House Size	822 m2
Land Area	822 m2
Including	Study Air Conditioning Alarm Courtyard Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

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FLOOR PLAN

219 Parkway Avenue, Hamilton South