



FOR SALE

SOLD FOR SUBURB RECORD PRIOR TO AUCTION

It is rare for properties to come up for sale in Hamilton North, and to find a modern and quality build such as this one is almost unheard of!

This immaculate home won the Master Builders Association Excellence in Housing and Construction Award for Custom Built Homes in 2009 and from the moment you step inside you will see why.

Beautifully designed with entertaining and quality in mind, this is one of only a few modern builds in Hamilton North. This home is literally 50 metres from the Hamilton suburb boundary and is nestled between Islington and New Lambton while conveniently located only 3.7km's to Newcastle CBD.

The 314sqm floorplan offered by this home defines the essence of family living - with internal and external living spaces that allow you to connect, relax in peace in your own private courtyard, or enjoy a BBQ outdoors all year round. You can even source your fresh produce from the Farmers Markets just a 7 minute walk away!

With many features and inclusions on offer, this home boasts:

- Designer kitchen with 30mm stone bench tops and in built Miele appliances including coffee machine, pyrolytic oven, warming drawer and microwave combo oven
- Large pantry
- Huge internal laundry that also doubles as a butlers pantry
- His and hers walk in robes in Master
- Study with purpose built bookshelves, cupboards and desk
- Freestanding bath in family bathroom
- Extra large showers in both ensuite and family bathroom
- Two living areas
- Plantation Shutters
- Shadow line 2.7m ceilings
- Blackbutt timber floors
- Ducted and zoned heating and air conditioning throughout right through to enclosed alfresco
- Fully enclosed alfresco area with screens

3 BED | 2 BATH | 3 CAR

PRICE:
\$935,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Botetown.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

12 Baird St

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.