



# SOLD

## DUAL OCC PROPERTY, THAT'S AT THE HEART OF EVERYTHING NEWCASTLE HAS TO OFFER!

Welcome to 86 Stewart Ave, located in the highly sought neighborhood of Hamilton South. One of Newcastle's most desirable suburbs combines an original era four-bedroom brick and tile home, in conjunction with a new two-bedroom granny flat, making this "dual occ property" one to suit a large array of buyer, this is truly a "one-of-a-kind" find.

Upon entry to the home your eyes will be drawn to its beautiful features, the encaustic patio tile, the original feature ceilings throughout, a grand foyer with polished timber hardwood floors, two new bathrooms, new kitchen, restored single hung timber sash windows, all thoughtfully renovated and in keeping of the era.

Whether you're an investor seeking your next portfolio addition, a homeowner looking for a dual income property to help pay down the mortgage, or simply wanting to live in your own home and have a family member close by, then look no further.

The location of this property is close to everything Newcastle has to offer from public transport to cafe's, restaurants, bar's, schools, beaches and shopping facilities. School catchment areas include but not limited to St Francis Xavier's College, Hamilton South Public School, Newcastle High School, Newcastle Grammer School.

House one is being sold vacant possession with a rental potential of \$850/week, whilst house two is under management until January 2025 at \$510.00/week, meaning you will have a good rental stream from day one.

### Highlights:

- Dual income property (\$510 + \$850 = \$1360/week return)
- Separate off-street parking 4 cars)
- Low maintenance yards and gardens
- Fully fenced & private yards
- Split system A/C's throughout
- Downlights throughout
- Restored single hung sash timber windows
- 2.7 High ceilings throughout

6 BED | 3 BATH | 4 CAR

### PRICE:

\$1,760,000

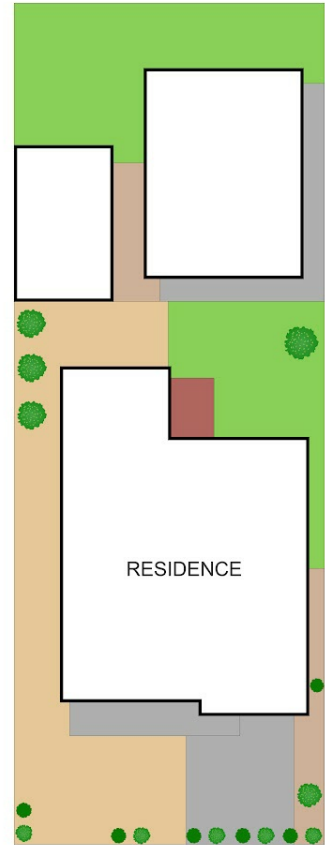
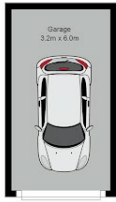
### OPEN FOR INSPECTION:

N/A



**Joel Pyne**  
0429080595

joelpyne@atrealty.com.au  
[onethreeproperty.com.au](http://onethreeproperty.com.au)



## 86 Stewart Ave, Hamilton South

All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own inquiries and the contract for sale. The floor plans are artist's impressions only. The site plan is not to scale.

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.