



# SOLD

## GREAT HOME WITH NOTHING TO SPEND...IT'S ALL BEEN DONE

This beautifully rejuvenated home has undergone extensive modifications over the past two years, creating a fresh and inviting atmosphere for its new owners. While the original floor plan has been mostly preserved, modern upgrades ensure it's set to thrive for the next decade or more—allowing you to move in without the worry of immediate expenses.

Recent upgrades include the following and so much more:

- A brand new Colorbond roof
- Updated electrical and plumbing throughout
- A stylish new bathroom and revamped windows with curtains in the rear living area
- New elegant plantation shutters installed to living & dining areas
- A spacious new butlers pantry and laundry area, complete with an additional toilet
- A welcoming new front entry and new remote-controlled garage door
- Five solar-powered, remote-controlled Redilights that fill the home with natural light, providing a bright and airy ambiance

Nestled on a generous 695 square metre block, it offers the perfect blend of space, comfort, and modern convenience. The outdoor offerings of this property are perfect for families or those to love to entertain.

They feature:

- An inviting in-ground swimming pool perfect for year-round relaxation
- Multiple entertainment areas including a large deck and spacious rear garden
- A practical workshop space for the home handyman
- Bore water and ample off street parking

This location places you approximately 4 kilometres from Newcastle's bustling CBD, offering the perfect balance of suburban tranquility and urban convenience. Families will certainly appreciate the relatively close proximity to Hamilton South Public School.

Council Rates: \$3,450 pa approx Water Rates: \$1,500 pa approx

So, if you're looking for a centrally located quality home, call Anne Alexander on 0416 269 637 for a private viewing, so I can walk you through and show you all the things that

3 BED | 2 BATH | 2 CAR

PRICE:  
\$2,400,000

OPEN FOR INSPECTION:  
N/A



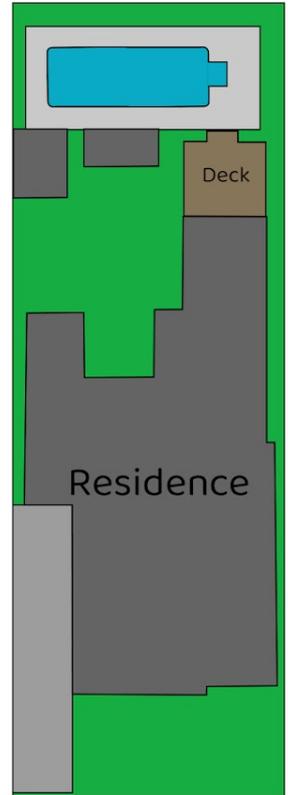
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### Site Plan



2x 3x 2x

## 115 Gordon Ave, **Hamilton South**

Measurements are for illustrative purposes only. Dimensions are based on sources we believe to be reliable, however accuracy is not guaranteed.

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.

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