

FOR SALE

CHARMING, MOVE-IN READY, HISTORIC HOME IN PRIME LOCATION

Discover this majestic home, believed to have been built around 1913, exuding timeless character and elegance. With soaring ceilings and three spacious bedrooms, this residence offers two inviting living areas and a separate dining area, that could easily be transformed into a fourth bedroom, study or perhaps even a large family bathroom.

Step outside to enjoy a wonderful outdoor entertaining space surrounded by a lush north-facing garden, perfect for family gatherings and relaxation.

While some may have concerns about a shared driveway, this one stands out with excellent accessibility, private high fencing and the convenience of driving directly into your garage.

Ideal for families, this home also presents the opportunity to enhance its charm further, making it truly unique and special.

Join me at one of our open homes or contact me on 0416 269 637 for a private viewing. I look forward to meeting you. Anne

Council Rates: \$2,800 approx p.a. Water Rates: \$1,700 approx p.a.

- ~Just a very short walk to great coffee shops, dining options, shopping facilities and transport options.
- ~ Distance to Hamilton Public School and fabulous Gregson Park: approx 0.32 klms, a short 4-5 min walk
- ~ Distance to Newcastle High: approximately, 2.3klms and 1.2klms to St Francis Xavier's College

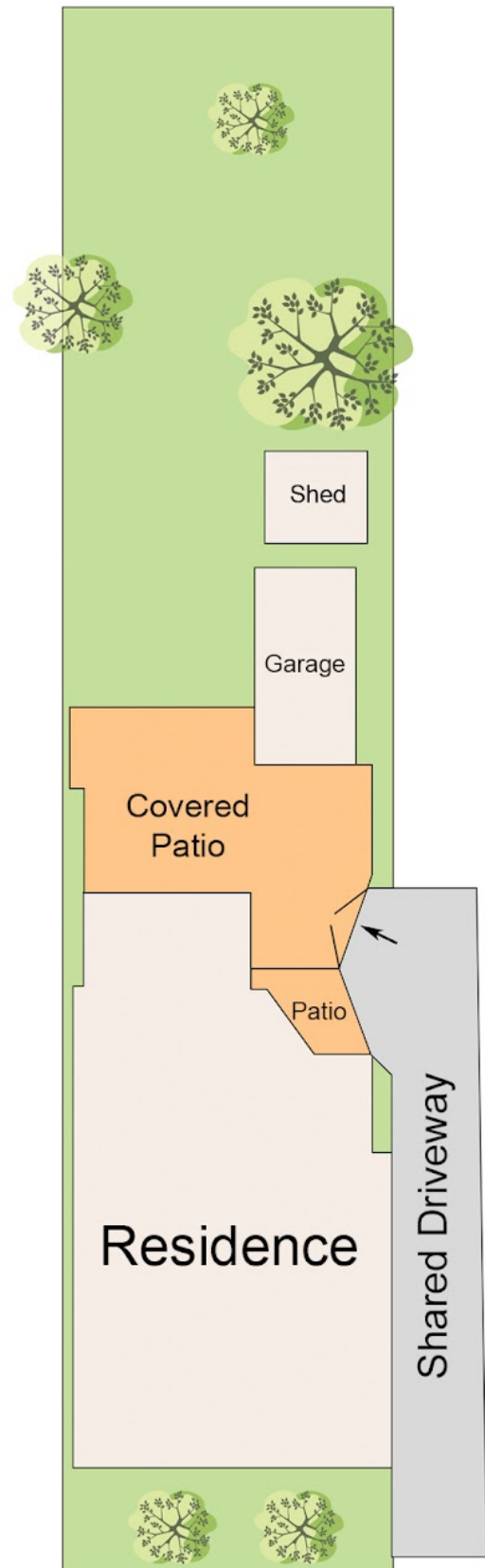
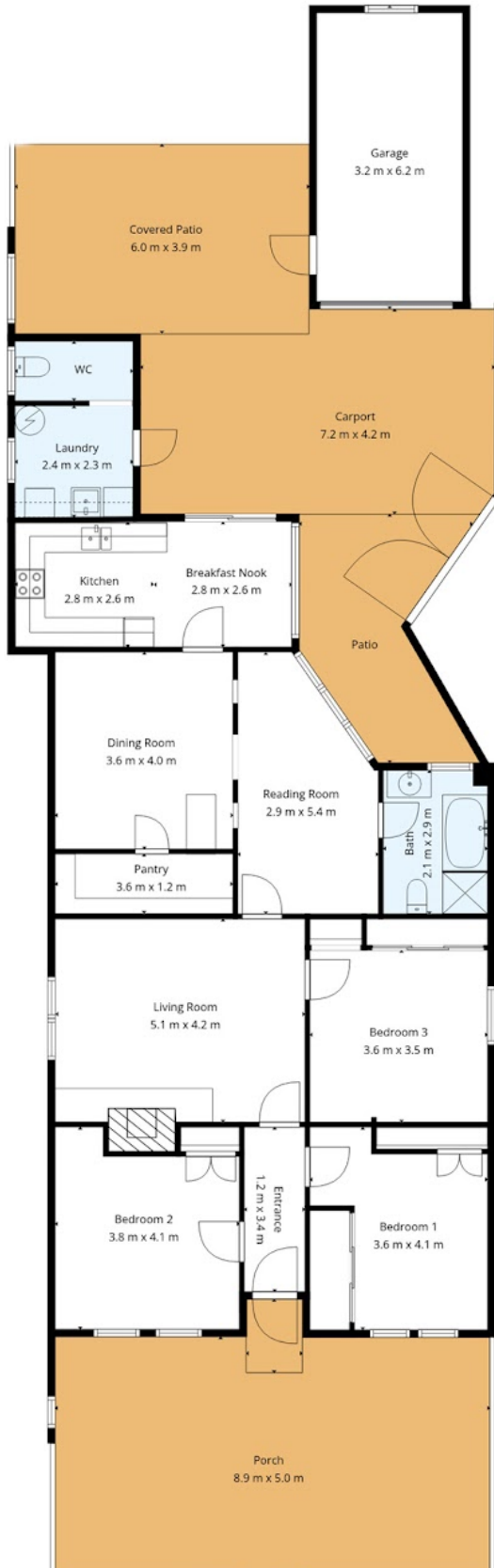
3 BED | 1 BATH | 1 CAR

PRICE:
\$1,450,000

OPEN FOR INSPECTION:
May 23 at 11:30am - 12:00pm



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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.

24 Veda St, **Hamilton**

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

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