

Earlwood

49 Hamilton Avenue



\$2.230m

Deceased Estate offering a substantial family opportunity

Displaying a smart modern design that perfectly complements its traditional appeal, this substantial residence offers a stylish and spacious retreat ideal for the modern family. It features a flowing interior layout with a fresh period style, quality finishes, with balanced living and entertainment areas. This stunning home is also very exclusively positioned in the heart of Earlwood within a stroll to local cafes, shops, parks and a choice of schools.

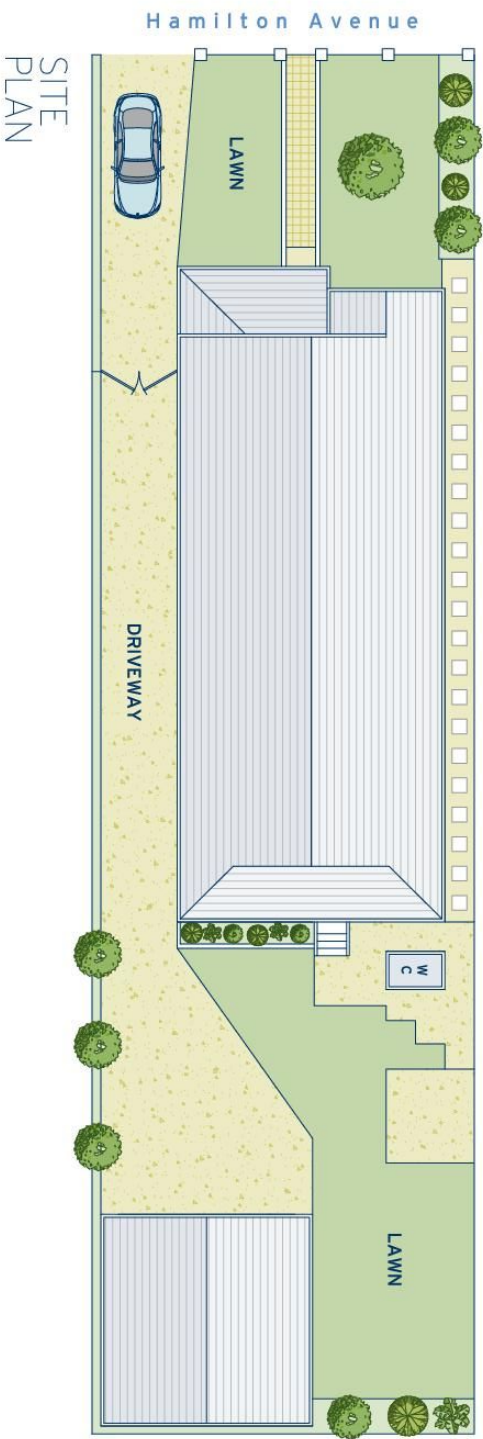
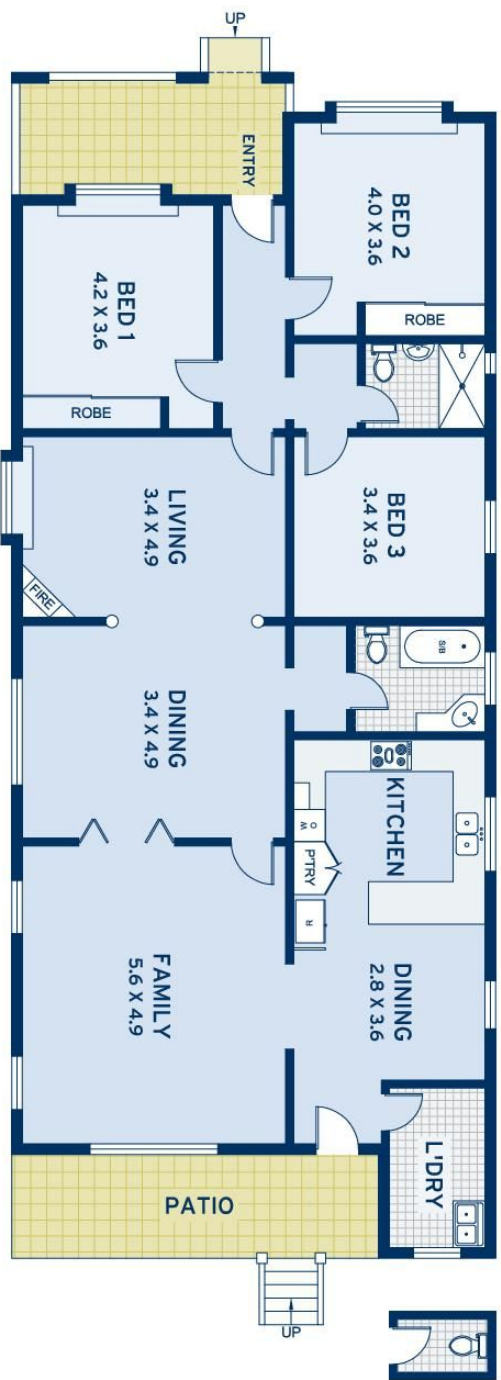
- Occupying a large 588sqm north-to-rear level land parcel
- Three bedrooms include two with built ins and bay windows
- A flowing interior layout with formal lounge, dining & living areas
- High ornate ceilings, many period details and original fireplaces
- Contemporary kitchen and a bright casual dining space
- Sheltered entertainment terrace plus a sunlit garden and lawn

		
3	2	2

ADDITIONAL DETAIL

Council Rates	\$682/qtr (approx)
Water Rates	\$171/qtr (approx)
Type	House
Sold Date	21/10/2017
Land	588 Square Metres

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APPROXIMATE AREAS	
Internal Floor/space	165sqm
Garage	46sqm
External	370sqm
Land Size	585sqm
OUTGOINGS	
Council Rates	\$XXX pq
Water Rates	\$XXX pq

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DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Balmain Real Estate Pty Ltd and/or Balmain Estate Agency Pty Ltd (trading as Cobden & Hayson Balmain), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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