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11 Bibby Street, Hamilton

Welcome Home



\$1,095,000

first national
REAL ESTATE
David Haggarty

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Bedrooms Bathrooms Car spaces Land size

3

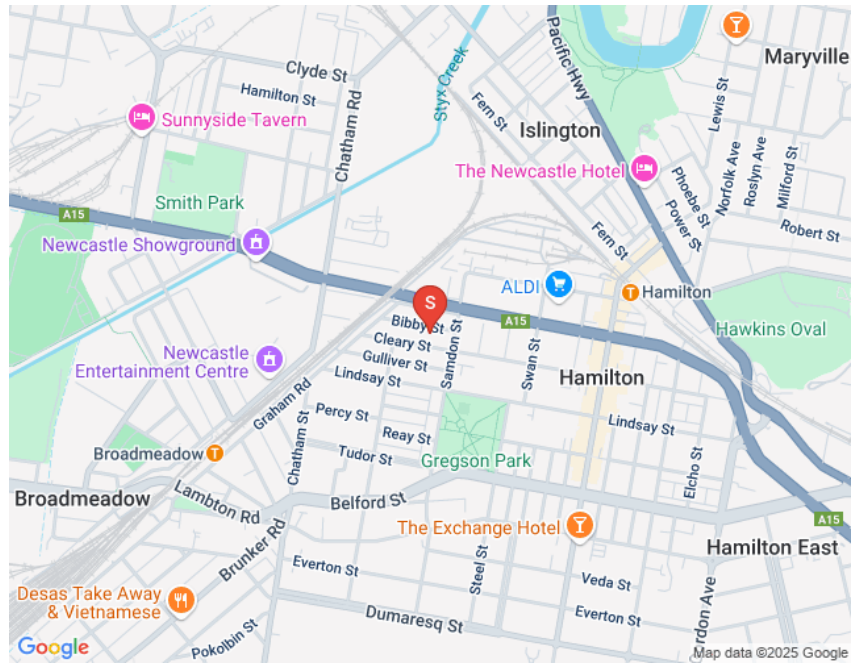
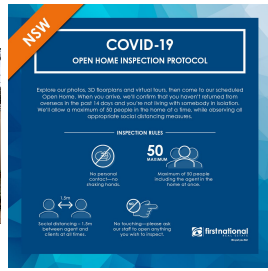
2

2

391 sqm









Property Video



11 Bibby Street, Hamilton

Description



The Openn Negotiation has started (auction held online with flexible terms for qualified buyers). The property can sell at any time, contact the Agent immediately to become qualified and avoid missing out.

Welcome to 11 Bibby Street, Hamilton where this stunning property makes an impact from the moment you first spy the impressive façade reminiscent of a Spanish Villa. Sophistication combines with easy elegance in this charming home, a property that will make your heart happy as soon as you walk through the front door.

The open plan living room is a magnet for the whole family and takes full advantage of the 3.2m (10.5 foot) ceilings. Perhaps the best feature of all is the natural light that permeates throughout the room but one of the things you'll love most is that it can be opened up on so many sides, which keeps it cool through summer. There's something French about the doors that begs to be opened up.

It is important that a home feel comfortable and relaxed. The timber floors and neutral colour scheme have helped achieve that here. It is things like that that make this house a home.

When you're cooking at the central island which faces out to guests or family relaxing in the living area you can really appreciate the free-flowing design of the property. Stone benches, splash backs and quality appliances combine to make spending time in this kitchen a real luxury.

Traditional but not strait-laced, the formal lounge and dining rooms walk the line between contemporary and traditional beautifully. From this point in the home continue down the hallway to the second bedroom and onto the main complete with wall to wall robes and an ensuite.

The vendors were keen to create a space that enjoyed the best of both worlds: the alfresco area is completely screened with vaulted ceilings, insulated panels and ceiling fans but is open to the back garden and through to the undercover dining area. Here you will enjoy the luxury and liveability of an indoor come outdoor zone where weather will not prevent you from enjoying the green of the outdoors.

You will love the proximity of the block to both the shops and cafes of Hamilton's Beaumont Street life. Everything is within walking distance and there's a real community feel to the area. On a Sunday, you are a block from the Newcastle City Farmers Markets and all the gourmet grocery options your heart may wish for. Of course if you are looking to go further afield, Broadmeadow train station is a block away which is a direct line to Newcastle or Sydney.

The current vendors have adored living in the space that beautifully caters for every occasion from a quiet night in to a party for plenty.

This property is proudly marketed by First National David Haggarty. For further information or to book your private inspection contact Michael Haggarty 0408 021 921 or Andrew Lange 0403 142 320.

First National - We Put You First

Disclaimer: All information contained herein is gathered from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries



11 Bibby Street, Hamilton

Inclusions



FRONT

- Solid timber door
- Paved paths
- Pergola
- Coach light
- Water feature
- Rendered facade
- Colourbond roof
- Arrowhead wrought iron and sandstone pillar front fence
- Integrated letterbox
- Jacaranda tree
- Agapanthus
- Murraya hedge

LIVING | MEALS

- Timber floors
- Ceiling fan light x 2
- Cream walls
- Glass door to yard
- Diamond grill security screen door to rear
- 2 sets of French doors to screened outdoor area
- Gas heater outlet
- 3 double power points
- 4-door stacker door to courtyard
- White Venetian blinds
- 3.2m ceiling

KITCHEN

- Timber floors
- Stone benches
- Integrated Miele dishwasher
- Island bench
- Fridge cavity
- Downlights
- Oyster light
- Pot draws
- Appliance cupboard



SECOND BEDROOM

- Timber floors
- Cream walls
- Ceiling fan light
- Manhole
- Timber casement window
- White Venetian blinds
- 2 double power points

MAIN BATHROOM

- Cream floor tiles
- IXL three-way light
- Cream wall tiles
- Separate shower
- Glass shower shelf
- Chrome tap wear
- Separate bath
- Double towel rail
- Two towel shelves
- White Venetian blinds
- Frosted glass window
- Diamond grill security screen door
- Percaline WC
- Floor waste
- Single vanity
- Three draws and double door
- Wall mounted mirror

THIRD BED

- Cream floor tiles
- Ceiling fan | light
- Double sliding robe
- Sliding door
- Cream walls
- White Venetian blinds
- Casement window

5 burner "St George" gas bench mounted stove
"St George" stainless steel under bench oven
Timber casement window
White Venetian blinds
Double sink
Phone connection
Stone splashback
4 door pantry
Integrated range

FORMAL DINING ROOM

Timber floors
Cream walls
Pendant light
Smoke alarm
White Venetian blinds
Diamond grill security screens
Casement windows x 2
4 double power points
French doors to kitchen
Ornate skirting

FORMAL LOUNGE ROOM

Timber floors
Cream walls
Pendant light
White timber Venetian blinds
Hallway to bedrooms
Ornate skirting
French doors to living room
Gas outlet
4 double power points
3.1m ceilings

MAIN BEDROOM

Grey sisal carpet
Cream walls
Ceiling fan | light
Wall to wall built in robes
White Venetian blinds
French doors to yard
Arch window
Timber casement window
TV point
3 double power points

EN-SUITE

Marble-look wall and floor tiles
Porcelain WC
Wall mounted mirrored cupboard
Timber casement window
Clare glass shower screen
Towel rail and shelf
Venetian blinds white
Glass shower shelf

Diamond grill security screen
2 double power point

LAUNDRY

Cream floor tiles
Cream wall tiles
Built in washing tub
Washing machine taps
2 double power points
Overhead cupboards
Antique solid timber and coloured glass door
Cavity door to kitchen
Double linen and broom cupboard

SCREENED SUNROOM

Tiled floor
Glass door to front yard
Ornate security gate to courtyard
Double power point
Insulated ceiling
Ceiling fan
Downlights
Raked ceiling
Laser light ceiling panels
Pedestrian door to garage
Roller door to garage
Sliding windows
Double sliding doors to back yard
Sliding screen doors to back yard

BACK YARD

Lawn section
Stone beds
Paved washing line area
Drop down washing line
Paved undercover section
Laser light awning
Flood light
Tap
Gas connection
Hoods over back windows

GARAGE

Double sized
Concrete floor
Security gate to front courtyard
Workshop space
Shelving
Exposed trusses
Fluro lighhs

EXTRAS

Ducted Daikon AC
Bosh alarm system
Flyscreens

Chrome tapware

Single vanity

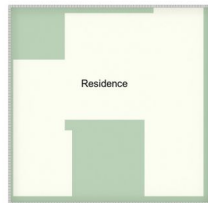
Three-way light

Bi fold door

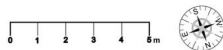


11 Bibby Street, Hamilton

Floorplan



Site Plan
Not to Scale



11 Bibby St, Hamilton

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.





11 Bibby Street, Hamilton

Comparable Sales

	Address	Beds	Bath	Cars	Sold Date	Size	Sold Price
1.	19 Percy Street	4	2	2	March 2020	521 sqm	\$1,356,000
2.	165 Tudor Street	4	3	2	March 2020	536 sqm	\$1,250,000
3.	53 Alexander Street	4	2	2	July 2020	539 sqm	\$1,576,000
4.	10 Park Street	3	1	1	July 2020	405 sqm	\$1,185,000





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11 Bibby Street, Hamilton

Relevant Documents

[Marketing Contract](#)

[Finance Clause](#)

[Building Report](#)

[Timber Pest Report](#)



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11 Bibby Street, Hamilton

Make an Offer

[Make an Offer through Openn Negotiation](#)

[How to Make a Bid in Openn Negotiation](#)

[Benefits of Openn Negotiation to Buyers](#)



11 Bibby Street, Hamilton

About Hamilton



Four kilometers from the Newcastle CBD, Hamilton is the cultural heart beat of the city. Comprising of four suburbs; Hamilton North, Hamilton South, Hamilton East and Hamilton, the first three are residential zones and the latter the thriving business and commercial centre of the suburb. The suburb was named after Edward Hamilton the Governor of the board of directors of the AA Co. a local coal mining company that owned most of the land of the area in 1871 but it is thought that the original permanent dwellings of the area began to pop up around 1849.

The Traditional Owners and Custodians of the area are the Awabakal people.

AROUND HAMILTON

SCHOOLS

- Hamilton Public School
- St Francis Xavier's College
- Newcastle High School
- Hamilton North Public School

CAFES AND RESTAURANTS

- The Exchange Hotel
- Raj's Corner
- Dumpling Story
- Mockingbird Cafe
- The Traverna
- The Beaumont

SHOPPING & EVENTS

- Diversity Festival
- Cultural Festival
- Olive Tree Markets
- Newcastle City Farmers Market
- Beaumont Street Shopping Village
- Beaumont Street Fair





About Us

MICHAEL HAGGARTY | Principal Licensed Real Estate Agent & Auctioneer / Commercial Sales and Leasing



Mick Haggarty is an experienced real estate agent that likes to let his results speak for themselves. He prides himself on his tireless work ethic and commitment to providing his vendors with accurate advice and premium results.

Mick is a Licensed Real Estate Agent with a strong local knowledge and reputation, for telling it how it is ! He believes honest communication and trust are essential elements to successful results in real estate. His relaxed approach to sales is well received by buyers and sellers alike.

Mick is a proven performer, with over 25 years experience in the business and even in the toughest times, has developed a strong reputation in the industry as an agent that produces wonderful results on a regular basis.

If you need your property sold, Mick Haggarty is the first agent you should call! Specialising in residential, rural and commercial sales / leasing, you cannot beat local knowledge and experience !

Links

[Mick Haggarty: Domain profile](#)

[Mick Haggarty: First National profile and current listings](#)

[Mick Haggarty: Realestate.com profile](#)

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All images in this e-book are the property of First National David Haggarty. Photographs of the home are taken at the specified sales address and are presented with minimal retouching. No elements within the images have been added or removed.

Plans provided are a guide only and those interested should undertake their own inquiry.