

21 Bennett Street Hamilton NSW

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A stunning renovation utilising the building's 5m raked ceilings, steel trusses and brick walls has transformed this 234sqm warehouse into a sophisticated, contemporary residence with the versatility of B2 Local Neighbourhood zoning.

Industrial chic meets urban glamour in the creative transformation delivering an exceptionally private property that allows you to balance family life, entertaining friends, and the option to also run a business from home.

Striking interiors marry the cool, raw edge of New York warehouse living featuring polished concrete floors, steel-framed doors, and an open concept layout. An internal courtyard has been inserted into the design, bringing in a breath of fresh air and the perfect spot for alfresco relaxation and dining.

The two storey layout is crowned by a sanctuary like master suite with two additional bedrooms, and a luxe full size main bathroom on ground level along with a tandem garage that's a massive bonus in inner-city Hamilton. A versatile extra room and powder room on entry means you have space for your office, a second living area, or as was the case recently, a beautiful art gallery.

When you walk past this property, there's no hint of what lies within. Once inside, you enter another world, relaxed and peaceful, with magical light and space. It's a hidden gem, just 150m from cosmopolitan Beaumont Street.

- Tandem garage with 3.4m high door, mezzanine storage, internal access.
- Rear access into laneway leading into Beaumont Street.
- Industrial style ducted a/c to living area, split system to bedrooms and office.
- Gas fire surrounded by custom joinery.
- Island kitchen with stainless steel benches, gas stove, dishwasher, walk-in pantry.
- Internal courtyard with automatic awning and retractable flyscreen.
- Main bathroom with bath, large shower, custom vanity, discreet Euro laundry.
- Private master bedroom with walk-in robe, ensuite and pleasant rooftop views.
- 400m to Hamilton Station, 2.5km to Marketown, 4km to Bar Beach.

Potential Rental Return: \$950 - \$1050 per week approx

Council Rates: \$2500.00 per annum approx

Water Rates: \$856.17 per annum approx

Type : Industrial

Land Size : 234 sqm

View : <https://www.street.net.au/sale/nsw/newcastle-region/hamilton/commercial/industrial/7781206>

[For full version visit the website](https://www.street.net.au)