



76 Lawson Street Hamilton, NSW

4 3 1

### A stunning Victorian terrace with studio

Overflowing with charm, this gorgeous Victorian terrace basks in natural light and boasts a self-contained studio at the rear. Seamlessly blending period detailing and stylish modern enhancements, interiors showcase grand proportions, soaring ceilings, timber flooring, exposed brick walls and wide skirts. Perfectly located, a short walk from Hamilton's cosmopolitan cafes and shops.

**Price:** Contact Agent  
**Council Rates:** \$522.00 p/q  
**Water Rates:** \$269.00 p/q



**Dan Hawkins**

0410 054 527



The site plan and floor plan are not to scale, measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

76 Lawson Street, Hamilton





UPPER LEVEL



LOWER LEVEL

The floor plan is not to scale, measurements are indicative and in metric. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

76 Lawson Street, Hamilton



STONE