

**1/77 Bull Street, Cooks Hill, NSW 2300**



**Sold Townhouse**

Saturday, 3 February 2024

1/77 Bull Street, Cooks Hill, NSW 2300

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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**\$855,000**

Step into the charm of Cooks Hill, where leafy streets and stunning period homes create an idyllic neighbourhood. Nestled in this charming locale is this northeast corner townhouse with a lush, north-facing courtyard offering a welcoming introduction to your new abode. What makes this townhouse unique is its own private street entrance, giving it the cosy feel of a terrace, but with a refreshing twist. Unlike the traditional Victorian terraces, this gem bathes in an abundance of natural light. Beautiful views of surrounding homes and street trees, plus off-street parking elevate your living experience to a new level. Inside, the open plan living area features a contemporary new kitchen where Scandi design features deliver clever storage solutions and plenty of prep space. Glass sliding doors offer a seamless connection to that delightful courtyard where you can relax or entertain amidst a flowering Frangipani and fruiting olive trees. A laundry, handy powder room and understairs storage complete the ground floor before opening to a valuable lock up storage area, and that prized off-street parking. Venture up the wide staircase where you will find two robed and air-conditioned bedrooms with ceiling fans along with the main bathroom. As well as enjoying easy access to the city centre, Cooks Hill has all you need on your doorstep. Famed for its eclectic mix of hipster cafes and boutique shopping, Darby Street is a breezy five minute stroll away. Browse local markets on the weekend or take in some culture at the Art Gallery or Civic Theatre before enjoying dinner and a drink at a huge choice of restaurants. Add to this, the greenery of Centennial Park and the appeal of the harbour foreshore and Newcastle's glorious beaches, and this walk or cycle everywhere location quite simply has it all.- Northeast corner townhouse with only one common wall, boutique setting of just 12- Induction cooktop, under bench oven, Miele dishwasher, stone benches- New electric hot water serviceOutgoings: Council: \$1,725 pa Water: \$789 pa + usage Strata: \$3,368 pa\* approximates only (We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely on their own enquiries and investigations in relation to the information in this document and the property it concerns.)