

104/31 Laman Street, Cooks Hill, NSW 2300



Sold Apartment

Saturday, 20 January 2024

104/31 Laman Street, Cooks Hill, NSW 2300

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Apartment



Thomas Hook
0249748900



Ben Jarvis
0249748900

\$1,190,000

Civic Park Apartments is a low-rise, architect designed collection of just 11 residences, perfectly positioned for you to indulge in a superb inner-city lifestyle. Set on the northeastern corner on the first floor, embraced in a leafy streetscape, this three-bedroom home offers an abundance of space with high square-set ceilings, a mix of plush carpet and vinyl plank flooring underfoot, custom drapes dressing the collection of windows, and individually zoned ducted a/c to keep things comfortable. A private balcony flows from the living area with an abundance of northerly light pouring through expansive floor-to-ceiling glass sliders and multiple windows, illuminating all the corners of your home. Enjoy views of parts of the city, Cooks Hill, the Anzac Memorial Walk and Civic Park. The eye-catching kitchen featuring stone benchtops and a suite of premium Fisher & Paykel appliances makes cooking and entertaining a breeze. Two fully tiled bathrooms, a Euro laundry, secure parking space, intercom entry and lift access add the finishing touches. Living at Civic Park Apartments, life will slip into an easier gear. As well as enjoying easy access to the city centre, everything you need is on your doorstep. Coffee date or lunch meeting? Darby Street has you covered. Browse local markets on the weekend or take in some culture at the Art Gallery or Civic Theatre. Add to this the appeal of the harbour foreshore and Newcastle's glorious beaches and this walk-to-everywhere location quite simply has it all. - Keyless entry and security cameras promise exceptional peace of mind - Formal entrance hallway to welcome you inside - Secure parking accessed from Glovers Lane includes 3 visitor spaces - including a glass-topped gas cooktop and dual drawer dishwasher - All bedrooms fitted with robes and individually zoned ducted a/c, main with walk-in robe, ensuite and private balcony - Main bathroom with bathtub and shower and full height tiling - Stroll to the University of Newcastle City Campus and Conservatorium of Music

Outgoings: Council: *\$1,639pa Water: *\$796pa + usage Strata: *\$8,380pa* 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.)