

**13 Cook Street, Rozelle, NSW 2039**

**CobdenHayson.**

**Sold House**

Friday, 22 September 2023

13 Cook Street, Rozelle, NSW 2039

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 237 m2**

**Type: House**



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## Contact agent

Positioned on the high-side of a tightly held street, this single-level, double-fronted freestanding cottage sits on a spacious 237sqm (approx.) block and provides the ultimate blank canvas opportunity. Kept in the same family for 50 years, this unique offering is an unpolished jewel, holding so much potential and possibility. Capitalise on the city-fringe location, all within easy reach of Darling Street's cafes, City buses, and dog-friendly parks. Opportunities like this don't come along very often.- 237sqm block, 9.15m frontage (both approx.)- Last sold in 1970's, ready for a visionary transformation- Existing cottage contains three good-sized bedrooms- Floor plan includes one bathroom and one kitchen- Scope to open up the rear of the home or add a second storey (STCA)- Expansive sunny rear yard with exciting possibilities- Orange Grove School catchment + weekly farmers markets- Walk to Darling Street bars/grocers/cafes or Totti's restaurant- Fabulous chance to create a beautiful family homeDisclaimer: Whilst all care has been taken to ensure the accuracy in the preparation of the information contained above, interested parties should rely on their own enquiries.