

# 151 Brooks Street, Bar Beach, NSW 2300

## Sold House

Thursday, 2 November 2023

151 Brooks Street, Bar Beach, NSW 2300

Bedrooms: 3

Bathrooms: 4

Parkings: 2

Area: 614 m<sup>2</sup>

Type: House



Chasse Ede  
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Nathan Hunter  
0249260600

**\$3,000,000**

Nestled in an exclusive and highly sought after pocket of Brooks St, this Bar Beach property is a mere 650 metres from iconic Bar Beach, whilst just a stone's throw from bustling Derby Street and The Junction with their many cafes, boutiques, restaurants and nightlife. A short walk finds you in Harris Farm, Genesis Gym, or splashing in the waves at stunning Bar Beach itself. Newcastle Grammar and St Joseph's School are both close by and this address is in the prized Newcastle East Public school catchment zone. The unique location is revered by its fortunate homeowners, and number 151 represents a rare opportunity to share this idyllic lifestyle. This beautiful home is ready for you to move in immediately. Radiating timeless charm and character, immerse yourself in the warm embrace of this rendered brick home. Eye-catching leadlight windows and doors gently illuminate the rooms, while the grandeur of the high ceilings, adorned with ornate cornices add refined elegance. Thoughtfully enhanced with a myriad of stylish updates, this property harmoniously melds the classic and the contemporary. Freshness abounds throughout the house, with a crisp white colour palette. This house has three ensuite bedrooms, open plan living, dining area and offers plenty of space. The refurbished kitchen boasts new cooking appliances, while a formal lounge room features a kitchenette for added convenience. Step outside onto the covered deck, seamlessly connecting indoor and outdoor spaces for delightful alfresco entertaining. The property includes a tandem garage and full-length side driveway, providing abundant off-street parking. Just a stone's throw away, you'll find an amazing choice of cafes and boutiques to explore, as well as Harris Farm, Genesis Gym, and Cooks Hill Medical Centre. Run barefoot to the beach and get in a swim or surf before work. – Rendered brick and tile home on 614.6sqm block – Ducted air-conditioning and gas heating keeps things comfortable – Formal lounge room with timber floors, leadlight detailing, gorgeous domed ceiling and handy kitchenette area – Open plan family living with French doors connecting to the deck – Granite-topped kitchen with new gas cooktop and oven, Miele dishwasher – Ensuite bathrooms to all three carpeted bedrooms, plus fourth bathroom off living space – Tandem garage plus multi-vehicle driveway parking, low maintenance

Outgoings : Council rates - \$5,332 approx. per annum  
Water rates - \$844.47 approx. per annum

This property is being sold under the Online Friendly Auction System. An independent pest & building report is available on request at no charge to you. This is the type of report your solicitor would usually recommend purchasing before bidding at an auction or before making an unconditional offer prior to auction and are conducted by a panel of reputable companies. The companies have consented to friendly auction terms and will generally be happy to speak to you about your queries in reports and in most cases transfer the reports into your name if you are the successful buyer at auction or prior to auction. Flexible deposit and settlement conditions are also available by negotiation with the agent if required. Offers can also be made prior to auction and each offer will be assessed on its merits. Live streaming auction. Bid and buy with confidence in this consumer driven, transparent auction system that was pioneered here in Newcastle but is now in use across Australia. We also have a downloadable guide available on our website.\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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