

17 Bull Street, Cooks Hill, NSW 2300

daltonpartners

Terrace For Sale

Thursday, 14 March 2024

17 Bull Street, Cooks Hill, NSW 2300

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 107 m2

Type: Terrace



Andrew McGavin
0413209505

For Sale \$1,000,000 - \$1,100,000

A classic Cooks Hill terrace with an instantly comfortable interior, the first time in more than 60 years the house has been on the market. Offering a fantastic lifestyle address footsteps from Darby Street's vibrant cafes, Harris Farm Market, Newcastle Art Gallery, and Civic Park while being a short walk to the surf and sand at Bar Beach. Facing North with invaluable rear access to two secure car spaces via Railway Street, the two-storey home is in good condition with a renovated kitchen/dining area and a top-floor attic with potential to convert into a fourth bedroom or extra-living space STCA. Already boasting three bedrooms, a large living zone, a neat bathroom, second toilet, and small courtyard, it presents the ideal foundations for a contemporary transformation in a location of excellence. * Dual-level terrace with rear access to a carport and second car space * Large 5.6m x 4.3m attic could be converted into an extra bedroom or living area * Modernised kitchen extends into a dining area, both with a new floorcovering * Generously-scaled living/dining zone appointed with split-system AC* Three mid-floor bedrooms, two double-sized, main with WIR and sunroom * Full bathroom with bath and shower on mid-floor, second downstairs * Easy walk to a local Aldi supermarket or Marketown shopping centre * Also within walking distance of The Junction shops and Newcastle CBD Council Rates: \$3,512 PA approx Water Rates: \$553 + Usage PA approx Rental Potential: \$700 PW approx