

179 Dawson Street, Cooks Hill, NSW 2300

daltonpartners

House For Sale

Thursday, 16 November 2023

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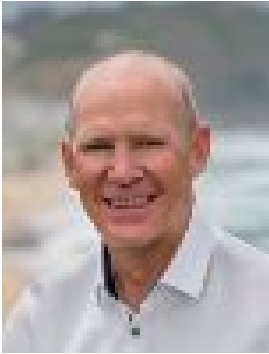
Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 556 m2

Type: House



David Phelan
0413209500

Auction Guide \$1,400,000

Nestled on a narrow deep block of approx. 556m² this classic Cooks Hill Cottage is a fantastic opportunity. Driveway access to rear yard and garage which is a rarity for this area. In good condition as is so you can move in straight away. The cottage retains original features throughout and will respond beautifully to a thoughtful makeover. The location is ideal – a very quiet tree lined street that is walking distance to all the local attractions including Centennial Park, Bar Beach, The Junction shops and Cafes, Darby street eat street precinct, the CBD and Harbour. You will not want to miss this one!*

Deep block, approx 556m² with driveway to rear yard and garage* Classic, cute cottage with original features intact throughout* Timber floors, dado rails, picture rails, fireplace and lined ceilings* Good condition as is so you can move in straight away* Will respond beautifully to a thoughtful and trendy makeover * Spacious loft is perfect for 3rd bedroom, living area or study* Formal lounge with original fireplace, family room at rear* Large rear family room opens directly to deck and big yard area* Separate sunroom or office with direct access to outside* Located in a quiet tree lined street and close to everywhere* Walk to beach, city, parks, shops, cafes, schools, CBD and Harbour* Don't let this opportunity slip through your fingers!Council Rates: \$3679 PA approxWater Rates: \$923 + usage PA approxRent Potential: \$600 PW approx