

18/90 Brooks Street, Cooks Hill, NSW 2300

Apartment For Sale

Friday, 19 January 2024

18/90 Brooks Street, Cooks Hill, NSW 2300

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



Ryan Houston
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Gabrielle Coleman
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\$700,000 - \$770,000 Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com In the heart of sought-after Cooks Hill, within a short walk of sandy beaches and the vibrant restaurant strip of Darby Street, this two-bedroom unit epitomises an idyllic lifestyle for a diverse range of buyers. Set within a boutique complex showcasing well-maintained leafy grounds, this abode – often sought but rarely-found - offers supreme convenience, and ease of living in a highly coveted location. Entering into the living/dining area - a private retreat – you immediately appreciate the light and spacious airiness within these walls. There's a cool, coastal vibe here, emanating from the light-filled windows fitted with plantation shutters, underpinned by contemporary flooring, and topped off with climate-perfect AC and ceiling fan. The adjoining balcony invites you to savour sunsets, sipping your favourite beverage, as you wind down after a busy day. Fitted without compromise, the adjoining kitchen will be a delight to cook in, with stone benchtops, quality appliances and ample bench and storage space, ensuring both practicality and ease in your culinary pursuits. An adjacent laundry adds a further touch of convenience. At the end of the day, retire to one of the two generously proportioned bedrooms with fans and built in robes. These spacious rooms share a sleek, fully tiled bathroom with a shower, completing this inviting abode. A designated car space provides secure car accommodation, and there's plenty of visitor parking as well, but with stunning beaches, diverse Darby St restaurants, the gourmet haven of Harris Farm Markets, the nearby gym and more on your doorstep, leaving your car at home may make a more practical choice! We invite you to come and inspect this rare offering today. Features include: - Often sought, seldom found, quality unit in a prime coastal location. - Two double bedrooms with built-in robes and ceiling fans. - Light and airy lounge/dining with AC and ceiling fan. - Adjoining balcony, situated to enjoy sunsets, and positioned to allow cooling breezes to flow through the home. - Practical, fully-equipped, stone-topped kitchen boasts ample bench and cupboard space, a pull-out pantry, electric-powered Bosch appliances and a Fisher & Paykel dishwasher. - Separate laundry for added convenience. - Designated car space and plenty of visitor parking in undercover garage. - Enjoy ultimate proximity within this prime coastal location just a few short paces from vibrant restaurants and fabulous beaches. Outgoings: Water rates - \$788 per annum approx. *Council rates - \$1,712 per annum approx. *Strata rates - \$1,413 per quarter approx. *This property is being sold under the Online Friendly Auction System. An independent strata inspection 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 Disclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.