

29A Bruce Street, Cooks Hill, NSW 2300

House For Sale

Saturday, 23 December 2023

29A Bruce Street, Cooks Hill, NSW 2300

Bedrooms: 3

Bathrooms: 3

Parkings: 1

Area: 207 m2

Type: House



Chasse Ede
0240814702



Nathan Hunter
0249260600

\$1,900,000 Friendly Auction

Auction Location: 2/16 Telford Street, Newcastle East Step into luxury living in the heart of leafy Cooks Hill with this rare gem—a brand new architectural home designed and built in collaboration with Made Architectural Constructions & SDA Architecture. Reminiscent of a Manhattan terrace, this freestanding residence defies expectations with its clever tri-level design, offering a lifestyle that truly punches above its weight. Enjoy the luxury of prized off-street parking, a private courtyard, and two balconies that cater to all your alfresco needs. Boasting three en-suited bedrooms and a convenient powder room, this home is a masterclass in sophisticated design. The striking marble island kitchen with built-in dining table takes centre stage in the open plan living area, creating a perfect space for both entertaining and everyday living. No detail has been overlooked in the pursuit of perfection. Engineered oak floors, square set flush ceilings & door jambs, and full-height doors set the stage for a truly elegant atmosphere. A custom-made pocket door seamlessly integrates the living area with the rear courtyard, providing a harmonious flow throughout the home. Individually zoned ducted air conditioning ensures comfort in every corner. The master bedroom is a sanctuary, featuring a large terrace and a roof garden that brings the outdoors in. The luxe ensuite is a masterpiece, inviting you to unwind in the bathtub beneath the impressive 4.7m light well. This home represents the pinnacle of modern living, where style meets functionality in every carefully crafted detail. The unbeatable five-star location allows you to reach Harris Farm in a few healthy strides or take a short jaunt to the beach, Marketown or Civic Park. And with an infinite number of eateries and bars just around the corner on Darby Street, eating out will be a favourite pastime. Don't miss the opportunity to make this architectural masterpiece your own—a residence that not only raises the bar but sets a new standard for luxury construction & living in Cooks Hill.

- Secure lock-up gated entry, crazy paved garage & rear courtyard in natural stone
- Open plan living area with wainscotting, herringbone floors, Architectural Window Systems (AWS) & custom architectural pocket door framing the rear courtyard
- Quarried in Italy's Tuscany region, Bardiglio Nuvolato marble has been used extensively in the kitchen, laundry/powder room, and all three en-suite bathrooms
- Fisher & Paykel appliances - 900mm gas cooktop, pyrolytic wall oven, integrated dishwasher - Bisque Abeba pendant & turned aged brass handles
- Three en-suited bedrooms with built-in robes, two on mid-level each with a balcony/terrace, one bedroom on attic level along with a study nook
- Three fully tiled en-suite bathrooms with walnut joinery, brushed brass Yabby tapware, in-wall toilets, master with freestanding bath
- 1.2km to Newcastle Grammar, 1.9km to The Junction Public school, St Joseph's Primary, 1.6km to Newcastle High

Estimated Rental Income: \$1000 - \$1100 per week*** 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.