

3/62 Corlette Street, Cooks Hill, NSW 2300

Sold Townhouse

Saturday, 12 August 2023

3/62 Corlette Street, Cooks Hill, NSW 2300

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 242 m2

Type: Townhouse



Chasse Ede
0240814702



Nathan Hunter
0249260600

Contact agent

Auction Location: 2/16 Telford Street, Newcastle East & Live via Buy.Realtair.com Step into the realm of architectural excellence and craftsmanship where SHAC and Mavid Construction, two illustrious names in Newcastle's building world, joined forces to create 'The Residences' - an award-winning collection of four sophisticated townhomes. The coming to the market of number 3 invites you to claim your place in this exclusive enclave, surrounded by shops, dining, and the aroma of great coffee, all at your doorstep. Staged over a clever dual-level design, head to the upper level, where an expansive open plan living area is adorned with a lofty 5m raked ceiling. The kitchen, a stunning island oasis, stands as the heart of this space, inviting culinary creations and memorable gatherings. Also gracing this level is the luxurious master suite with a private ensuite, along with a second bedroom, a stylish bathroom, and a sheltered verandah, where alfresco entertainment and relaxation become seamless pleasures. Venture downstairs, and the appeal continues with a second living area, a third bedroom, and an additional bathroom, a haven perfect for guests or the young adult in your family. Beyond lies a paved courtyard to enjoy moments of tranquillity. You will love the convenience of an oversized double garage, a true bonus in this coveted neighbourhood, ensuring absolute ease of living. Explore the vibrant surroundings with a leisurely stroll to Darby Street's numerous cafes, bustling boutiques, and trendy bars. Or venture in the opposite direction, and within moments, feel the sand beneath your feet at Bar Beach - a haven for surfers and swimmers alike. The Residences welcome you to a brilliant lifestyle in a sophisticated, as-new home boasting every modern convenience, and low-maintenance living on the cuff of all the action.

••• Boutique complex of just four homes completed 2018 ••• Two storey layout featuring two separate living and alfresco areas ••• Caesarstone island kitchen featuring Fisher & Paykel 900mm gas cooktop, electric oven, double dish drawer ••• Ducted air-conditioning throughout provides climate control ••• 2 robed bedrooms, main with ensuite, & bathroom with freestanding bath on upper level ••• Second living area and third bedroom and bathroom on ground floor plus courtyard ••• Double garage with convenient internal access, visitor's parking ••• Just 500m to Harris Farm and Genesis Gym, 1100m stroll to The Junction ••• Lowlands Bowling Club, No 1 Sports' Ground, Aldi and Marketown all close by

Internal Living Area: 196m² External Living: 46m² Total Living Area: 242m² Outgoings: Council Rates: \$1,968 approx. per annum Water Rates: \$727.2 approx. per annum Strata Rates: \$720 approx. per quarter Expected Rental Income: \$900 - \$990 per week 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 Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Some of our properties are marketed from time to time without price guide at the vendors request. This website may have filtered the property into a price bracket for website functionality purposes. Any personal information given to us during the course of the campaign will be kept on our database for follow up and to market other services and opportunities unless instructed in writing.