

**31 Cooks Avenue, Canterbury, NSW 2193**

**RICH&OLIVA**

**Sold House**

Tuesday, 15 August 2023

31 Cooks Avenue, Canterbury, NSW 2193

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 348 m2**

**Type: House**



Marco Errichiello  
0414433318



George Stavis  
0466504919

**\$1,550,000**

Auction Location: On Site This charming three-bedroom Californian offers a light-filled haven of style and comfort to superbly capture today's lifestyle standards, and is ideally situated a short walk to the Cooks River. Blending the old and the new, high ornate ceilings, original leadlight windows, and contemporary light-tone floorboards assemble the foundations of timeless style, whilst the home's appealing free-flowing floor plan is elevated by beautiful northern sunshine. At the heart of two separate yet connected living spaces, a welcoming dining area is accompanied by an immaculately presented kitchen, complete with a stainless steel stove and dishwasher. An enclosed patio at the rear makes way for a minimalist courtyard-style garden, with an oversized double garage resting at the back of the block, enjoying access via the side street. Handsome and comfortable, the three bedrooms each feature built-in robes and appreciate the services of a central bathroom, a family laundry and a second toilet. Ready to move in and enjoy immediately, there's scope for further improvement, by converting the huge garage space into a fabulous granny flat or a private home office, subject to council approval. Situated on a corner allotment, relish the convenience of being a short walk to Canterbury South Primary School, excellent cafes, walking/bike paths, Cooks River, Canterbury Station, and Beamish Street shopping precinct, with Canterbury Girls' and Canterbury Boys' High Schools only minutes away. Courtyard-style rear garden, plus front and rear porches - Three comfortable bedrooms with built-in robes - Central family bathroom, separate laundry & a 2nd toilet - Beautiful flooring, high ceilings and a wealth of natural light - Oversized double garage with access via Short Street - NBN fibre to the premises - Walk to Canterbury station, school and Campsie Centre - Land Size: 347.8 sqm approx. Inspect: As Advertised