

**33 Tooke Street, Cooks Hill, NSW 2300**

**Sold House**

Saturday, 24 February 2024

33 Tooke Street, Cooks Hill, NSW 2300

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Rob McCorriston  
0240286693

**\$1,900,000**

This immaculately presented 1920's period art deco brick tile family home presents a wonderful opportunity to secure one of Cooks Hills most elegant and prestigious addresses. Situated in Cooks Hills most desirable, family friendly location, this prized family home combines the ease of single level living, spacious interiors and a Northerly aspect all of which add to the seamless flow of outdoor entertaining & indoor living. From arrival, you will feel the ambience, the inviting presence & appreciate the craftsmanship, the original features and the wow factor of the features which include:- Master bedroom featuring wardrobe, split system AC - Wide formal entry with timber floorboards throughout (underneath carpet)- High ornate ceilings with cedar picture rails lead light windows throughout- Formal lounge room with stylish ceiling- Formal dining with fireplace and split system AC- Bedrooms 2 & 3 are perfect size - Main bathroom featuring separate bath & shower - Spacious updated kitchen with electric appliances & plenty of storage options - Study area - Internal laundry with storage solutions + WC- Rear fully enclosed entertaining area with aluminium shutters - Automatic single car garage with drive through access to rear yard + internal access- Rear original garage with workshop- Front semi enclosed balcony- Zoned R3 | Solar Hot water System | Fully fenced | Off street parking - Property has newly repointed brickwork

Other Features: - 7 Minute walk to Bar Beach- 15 Minute walk to Darby Street Eats \*12 Minute walk to the Junction shops

Extras:- Council Rates - \$4148.59 Per Annum Approx. - Water Rates - \$250 P/C + Usage Approx. - Zoned for The Junction Public School | Newcastle High School

Contact Rob McCorrison Today on 0406 121 166 or email [rob@dowlingnewcastlehunter.com.au](mailto:rob@dowlingnewcastlehunter.com.au) for further information

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