

37 Laman Street, Cooks Hill, NSW 2300



House For Sale

Saturday, 18 May 2024

37 Laman Street, Cooks Hill, NSW 2300

Bedrooms: 2

Bathrooms: 1

Area: 146 m2

Type: House



Brendan Murgatroyd
0249445600



Anthony Di Nardo
0249445600

Auction - Guide \$950,000

Extensively updated from top to bottom while remaining true to its 1950s origins, this freestanding two-bedroom residence has been transformed into a charming open plan home designed to maximise natural light, airflow and comfort. Easy indoor-outdoor flow via French doors to a sunny rear deck constructed in Australian hardwood, and some handy extras touches such as a pull-out pantry in the island kitchen, make this an attractive option for those looking to live or invest in one of the city's most vibrant suburbs. Surrounded by homes similar in style and vintage, this exceptional address is located near the edge of Civic Park and within strolling distance of Civic Theatre, Darby Street, the CBD, and some seriously good pubs, restaurants and cafes. Location-wise, you won't find much better.

- Cosy cottage featuring many modern updates, located for lifestyle excellence
- High ceilings and mostly original Kauri flooring give a subtle nod to the home's past
- Island kitchen wrapped in laminate – includes s/steel appliances, a tiled splash-back, and some cute extras like utensil rails, hooks and a pull-out pantry to increase functionality
- Open plan living bathed in morning sunlight, filtered through the rear French doors, setting a lovely mood for the day ahead
- Two double bedrooms equipped with ceiling height built-in robes, one with air con
- Combined bathroom/laundry with gorgeous floor tiles, shower, and modern finishes
- Gas bayonet, air conditioning, and under-floor insulation keep the home toasty in winter and cool in summer
- Timber lap-sash windows throughout, all dressed in quality plantation shutters
- Rear deck with cleverly created waterproof storage below
- Sweet street appeal framed by a low-maintenance hedge, picket fencing and Modwood deck
- Walk to everything – including wine bars, cool cafés, buzzing restaurants, retail stores, Newcastle University, beautiful beaches, the harbour, galleries, supermarkets and much more