

45 Brooks Street, Cooks Hill, NSW 2300



House For Sale

Friday, 10 May 2024

45 Brooks Street, Cooks Hill, NSW 2300

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 328 m2

Type: House



Nick Townsend
0400292035



Brendan Murgatroyd
0434849431

Contact Agent

Certain to draw in plenty of attention, this original home is ready to transform from knock-down to knock-out with a top-to-toe renovation, or you can go the whole mile and fully rebuild in a location of excellence. Positioned on a 328sqm landholding with a freestanding single garage at the rear, its interior is currently set-up as a two-bedroom home with separate living, dining and sunrooms, leaving plenty of versatility in the layout for redesign. Original features are on show too, things like French doors, a fireplace, ornate plasterwork ceilings and picture rails. With so many attractions on the doorstep, it's easy to see why Cooks Hill is considered one of the region's finest, granting you access to a wealth of activities and amenities. Walk 5 minutes to the blissful embrace of Bar Beach, inviting you to start your day with a refreshing surf or an ocean swim. For the active buyer, the coastal pathway of Memorial Walk awaits, taking you into the CBD or to Merewether Baths, along with some great parks for post-school play, including Nesca Park, King Edward Park and Centennial Park. For a dose of retail therapy, a barista made coffee, or day/night dining, stroll down to Darby Street or wander to The Junction.

- Federation-era home in need of some attention
- A prime candidate for a complete knock-down and rebuild project
- 328sqm block in one of the best streets in the suburb
- Two double bedrooms, separate living, dining and sunrooms
- Vintage kitchen and bathroom ready for revival
- Many well-preserved original features that could be retained
- Envious lifestyle location, walk to beaches, bespoke shops, diverse dining and the CBD