

**46 Brooks Street, Wallsend, NSW 2287**



**House For Sale**

Saturday, 9 December 2023

46 Brooks Street, Wallsend, NSW 2287

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 531 m2**

**Type: House**



Paul Jones  
0417441029



Thomas Carrall  
0402077134

**\$725,000 - \$775,000**

Situated on a large corner lot spanning about 530 square meters, this splendid home is a perfect mix of historical allure and contemporary potential. The property enjoys a prominent street presence with over 21 meters of frontage on Brooks Street and 18 meters on Whitton Street, offering not only a charming and character-filled dwelling but also an excellent opportunity for creative redevelopment or transformation. As you enter, you are welcomed by high ceilings with decorative cornices, a testament to the home's historical significance and detailed craftsmanship. Polished wooden floors lead you through a space that beautifully preserves its past, complete with the cozy ambience of several fireplaces. The house features three generously sized bedrooms, making it ideal for a growing family or hosting guests. It also includes a study, providing a secluded area for work or relaxation. The sizeable bathroom and kitchen have been modernized for contemporary living, offering convenience and style. The property's external charm and inviting interior are just the beginning. The large plot and substantial street frontage offer numerous possibilities, such as creating an exquisite garden or considering additional building projects. This home is a rare treasure for those who value historical elegance yet are keen to envision future opportunities. It represents an exceptional choice for families, investors, or those who dream big. A unique opportunity to own a piece of history with limitless future potential.- Adjacent to Wallsend Public School- Excellent potential for re-imagining- High ceilings with heritage features- Generous kitchen and bathroom Land size: Approx 530m<sup>2</sup> Rates: Approx \$516/qtr Rent: \$550 - \$600