

**55 Bruce Street, Cooks Hill, NSW 2300**



**Sold House**

Tuesday, 5 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tahnee Burke  
0432333753

## Contact agent

This enchanting tri-level terrace c.1929 gracefully blends its original character with modern comfort. Ornate plaster ceilings, wide timber floors, and charming ornamental fireplaces whisper stories of the past, while contemporary updates are seamlessly integrated for 21st-century living. The heartbeat of this home is its contemporary island kitchen. It's the soul of the house, anchoring the cosy lounge room, and the dining room at the rear. Here you'll notice the new bi-fold doors and louvre windows, inviting beautiful natural light inside and forging an effortless connection to the rear courtyard – a space designed for indoor/outdoor living and entertaining. Begin your workday in the custom-fitted home office, where French doors open to a delightful front courtyard, creating the perfect backdrop for productivity and inspiration. On the mid-level, you'll discover three inviting bedrooms and a contemporary main bathroom featuring a freestanding tub. Parents will adore the top-floor retreat with its twin shower ensuite and engaging views over Cooks Hill to The Obelisk and Anzac Memorial walk – showering with a view has never been more delightful. Adding to the allure, this home boasts a double garage, a prized asset in this sought-after location. You'll have easy access to all your desires, whether it's enjoying Darby Street's popular restaurants, indulging in retail therapy at trendy boutiques, or enjoying sun, sand, and surf at nearby Bar Beach. When the weekend comes around wander into the city. Take in dinner and show at Civic Theatre or head to Honeysuckle for a drink or entertainment. This is the relaxed lifestyle you've been dreaming of. - Island kitchen with gas cooktop, combi/microwave oven, pyrolytic oven, dishwasher - Double garage accessed via Glovers Lane at the rear - Gas heating, ceiling fans, louvre windows keep things comfortable year round - Built-in robes added to three of the bedrooms, custom cabinetry in study - New custom windows to mid-level, Velux skylight over stairwell - Mid floor balcony with outlook over street trees - Two bathrooms plus powder room - Newly landscaped courtyards front and rear - Unbeatable location stroll to Newcastle Library, Art Gallery, No1 sports ground Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.