

74 Laman Street, Cooks Hill, NSW 2300

daltonpartners

Terrace For Sale

Tuesday, 30 April 2024

74 Laman Street, Cooks Hill, NSW 2300

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 76 m2

Type: Terrace



Andrew McGavin
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For Sale \$1,050,000 - \$1,150,000

In a stunning fusion of modern-day comfort and five-star lifestyle appeal, this two-level terrace sets a high benchmark for sophisticated urban living. Primed for professional couples, an investor, or the dedicated city-lover, every detail in this home has been created for relaxed style and day-to-day ease. Freshly schemed from top-to-toe, the floorplan places the living, dining and kitchen zones downstairs along with the bathroom, and double-sized bedrooms upstairs. A lock-up carport is accessed via Charles Street. Positioned in the beating heart of Cooks Hill, a heritage-listed inner-city suburb typified by its tree-lined streets and friendly corner pubs, this home enjoys a blue-chip location within strolling distance of Civic Park, vibrant Darby Street, Newcastle CBD and harbor foreshore.* Inviting living room flows into a dedicated dining area and kitchen beyond * Split-system AC, a decorative fireplace and timber floors adorn the dining area* Updated kitchen with skylight, a barn-style door to the bathroom and outdoor access * Neat and tidy bathroom with a shower-over-the-bath, separate laundry nook * Two double-sized bedrooms upstairs (or one plus second living area with AC) * Gorgeous main bedroom with exposed brick feature wall and private lacework balcony * Cherished location, stroll to shops, galleries, the harbour, restaurants, cafes and the university Council Rates: \$2,776 PA approx Water Rates: \$812 + Usage PA approx Rental Potential: \$580 - \$600 PW approx