

**75A Laman Street, Cooks Hill, NSW 2300**



**Townhouse For Sale**

Wednesday, 14 February 2024

75A Laman Street, Cooks Hill, NSW 2300

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 140 m2**

**Type: Townhouse**



Brendan Murgatroyd  
0249445600



Anthony Di Nardo  
0249445600

## EOI | Closing Tues 19th March 5.00pm

Situated in the heart of historic Cooks Hill, this impressively spacious duplex reveals a fully renovated interior that can't fail to impress, complete with two separate living areas and lovely alfresco space. Expanding over three levels, the home creates an effortless flow through each inviting space, each of which you will simply love spending time in. At its heart, the home flaunts a gorgeous kitchen and fabulous open-plan, accentuated by high ceilings, skylights and herringbone timber floors. Moving up a level, there is a cosy, carpeted lounge room, and beyond that, features a delightful master on the upper level, and two further bedrooms just below. Both the ensuite and main bathroom are perfectly elegant, while outdoor entertaining is taken care of on the sunny front balcony and beautiful back deck. Given its location, you have the very best of Newcastle on the doorstep, meaning you can explore its superb small bar scene, enviable selection of restaurants and world-class beaches whenever it pleases you! - Deceptively spacious split-level duplex that puts the best of Newcastle on the doorstep - Gorgeous interior has been fully renovated to deliver modern convenience, elevated by timeless design - Updated floorplan begins with open-plan living on ground level, enhanced by high ceilings, skylights and gas fireplace - Charming kitchen boasts stone benchtops, stylish tile backsplash and glass fronted uppers, complemented by premium stainless-steel appliances and a large island breakfast bar - This level opens out to a beautiful back deck bordered by picturesque landscaping - Spacious lounge room features on first level, opening out to sun-drenched balcony - Two generous robed bedrooms on second level, along with elegant main bathroom with shower-over-corner-bath - Attractive master with built-in robe and ensuite feature on third level - Ducted AC ensures home remains comfortable year-round - Ground level also features handy WC, plus an integrated laundry in the single garage - If you want to enjoy the outdoors, take a stroll around Civic Park or head to one of Newcastle's incredible beaches - Check out Newy's superb small bars and restaurants, with Darby Street and Honeysuckle also moments away- Travel around the city by Light rail or bus, or head to Newcastle Interchange to travel to surrounds - Walk to Aldi and Marketown Shopping Centre to pick up the essentials - 1.7km to zoned schools: The Junction Public School and Newcastle High School