

87 Corlette Street, Cooks Hill, NSW 2300

House For Sale

Friday, 15 March 2024

87 Corlette Street, Cooks Hill, NSW 2300

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 685 m2

Type: House



Natalie Tonks
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Guide: \$3,450,000

Three beautiful frangipani trees herald your arrival at 'Frangipani House,' a stunning c.1918 post Federation era home. A sublime renovation and extension, by the talented team at Zugai Strudwick Architects (ZSA), blends the home's perfectly preserved original period features with contemporary style and functionality utilising passive solar design principles. The result is a light-filled and airy sanctuary where timeless beauty meets modern luxury. It's easy to imagine enjoying an afternoon cocktail on the front verandah as the sun filters through the trees and your neighbours stop by to say 'Hello!' Inside you will be wowed by the beautiful Ironbark floors, 3.1m high ornate plaster ceilings, leadlight and coloured glass windows, fretwork and tall skirts and architraves. Functionality and versatility are hallmarks of the home. The original section houses three bedrooms, a shower bathroom, lounge room, and eat-in kitchenette with a sliding barn door separating it from the contemporary new extension. This versatility makes it ideal as kids' quarters, separate Airbnb accommodation, or potential professional consulting rooms adding to the appeal. The rear extension, completed in 2014, features heated polished concrete floors, a soaring raked ceiling, and an abundance of glass and louvres to let in natural light, cross ventilation, and seamless access to the deck and verdant gardens. The Nadin West kitchen and dining area features stone benches, abundant storage, and quality appliances, catering effortlessly to family living or entertaining. Beyond, find a second living area, and fourth bedroom with full-size bathroom all converging to create a sanctuary like retreat for parents. Inner city Cooks Hill is renowned for its charming period homes and convenient accessibility to shopping, dining and beautiful parkland and beaches. However, it's often associated with smaller block sizes. This expectation is defied at 87 Corlette Street, where you'll be pleasantly surprised by the expansive 686.73sqm landholding. Leveraging this generous plot, the property features impeccably landscaped gardens offering both beauty and privacy, ample off-street parking for multiple vehicles, and a private self-contained studio apartment boasting a Caesarstone finished kitchen, moody black bathroom and robed bedroom all tied together with hybrid flooring and air-conditioning. Elevated above an alfresco entertaining area, home office and oodles of storage, the flat's first floor position, above the lush gardens, will have your guests or tenants feeling like they are living in a treehouse. - Secure (remote controlled gate) off street parking for several vehicles- Perfect north easterly aspect ensuring year round solar access to living areas and outdoor spaces- Main house is entirely one level with no internal steps- New roof, kitchens, bathrooms, feature lighting and white ceiling fans throughout- Architect designed rear extension with polished concrete flooring, feature stone wall & sliding doors opening directly to decks and outdoor entertaining areas- Fully self-contained designer first floor studio with beautiful kitchen & bathroom, plus alfresco & storage areas below - Flexible spaces which can be closed off to suit multi-generational living or private guest accommodation- Immaculately landscaped sub-tropical gardens with automatic irrigation system- Private courtyards plus a new level lawn area- DA approval for a lap pool- Walk everywhere including Bar Beach, The Junction and the CBD, plus local pubs & cafes along with three nearby parks- 10 minute stroll to Harris Farm, Aldi and Darby Street

OUTGOINGSCouncil rates: \$4,428 approx. per annumWater rates: \$1,397 approx. per annumDisclaimer: All information provided by Presence Real Estate in the promotion of a property for either sale or lease has been gathered from various third-party sources that we believe to be reliable. However, Presence Real Estate cannot guarantee its accuracy, and we accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements in the information provided. Prospective purchasers and renters are advised to carry out their own investigations and rely on their own inquiries. All images, measurements, diagrams, renderings and data are indicative and for illustrative purposes only and are subject to change. The information provided by Presence Real Estate is general in nature and does not take into account the individual circumstances of the person or persons objective financial situation or needs.