

88 Laman Street, Cooks Hill, NSW 2300



Sold Terrace

Friday, 25 August 2023

88 Laman Street, Cooks Hill, NSW 2300

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Terrace

Contact agent

Forming part of an attractive terrace row, this home from the early 1900s stands as a splendid illustration of the harmonious blend of history and modernity. Its intrinsic character has been meticulously maintained, encompassing everything from the paired fireplaces and timber-lined ceilings to the timeless lacework verandah. Meanwhile, rear lane access into prized off-street parking along with a thoughtful renovation has seamlessly integrated 21st-century style and comfort, enhancing the property's overall appeal. With its freshly polished timber floors and immaculate décor, the home exudes a revitalising and modern aesthetic. Upon entry, you'll discover a versatile home office or second living area that adds adaptability to the layout. Moving forward, the cosy air-conditioned lounge room beckons, seamlessly connecting to the contemporary galley kitchen and the sky-lit, space-saving bathroom/laundry combination. Stepping outside, a covered side passageway guides you to a paved north facing courtyard, cleverly designed to serve as both a private alfresco entertaining space and secure off-street parking. Returning indoors, the upper level is dedicated to the three bedrooms. The master opens to the verandah-a quiet corner for enjoying your morning coffee. Everything is easily accessible from here - Darby Street, Marketown and Harris Farm, numerous gyms and fitness centres, biking to the beach or harbour, exploring the monthly markets at Civic Park, or indulging in cocktails and craft beers at the city's vibrant array of bars. - Split system a/c in lounge room and main bedroom- Galley kitchen with electric hob, oven and dishwasher- Master bedroom includes built-ins- Fully tiled bathroom with corner shower and laundry area, handy second w/c in courtyard- Park your car securely off-street in the lock-up with auto door and access off Charles Street- 500m from Darby Street's cafes, small bars, boutique shopping- Easy stroll to Honeysuckle, Civic Park, Art Gallery and the University of Newcastle city campus- Approximate rental return of \$680pw for investors- 2 Council car parking permits available upon annual application. Outgoings: Council: *\$1,911pa Water: *\$819pa + usage* approximates only (We have obtained all information used in the preparation of this document from third party sources however, we cannot guarantee the accuracy or currency of this information. Prospective purchasers and their advisors are advised to carry out and rely their own enquiries and investigations in relation to the information in this document and the property it concerns.