

**9/86 Brooks Street, Cooks Hill, NSW 2300**

**Street Property.**

**Townhouse For Sale**

Saturday, 18 November 2023

9/86 Brooks Street, Cooks Hill, NSW 2300

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 146 m2**

**Type: Townhouse**



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## Auction - Guide \$1,100,000

Nestled on the cusp of Darby Street's lively coffee, shopping, and dining hub, and just a skip away from Harris Farm, Cooks Hill Medical Suites, and Genesis Gym, this two-storey townhouse is the epitome of laidback inner-city living. A leisurely stroll lands you at Bar Beach ensuring comfort, low-maintenance ease, and ultimate convenience converge into one irresistible package here. For the first time in two decades this cherished home is up for grabs. Recently spruced up with fresh decor, a spanking new carpet on the staircase, and three bedrooms on the upper floor, along with a revamped bathroom – it's a move-in-ready haven with no to-do list in sight. Tucked away at the rear of the block, the home exudes peace and privacy, basking in beautiful natural light thanks to its north-facing orientation. Relax in the sun on the front patio, shielded by a Frangipani tree and hedging, or head to the upper-level verandah at the back to enjoy an evening cocktail while the sun dips behind Mount Sugarloaf. Take a casual amble down Brooks Street to Bar Beach for a surf or swim or spice up your dining routine by exploring The Junction precinct's array of bars, boutiques, and eateries. The city is a leisurely walk away, setting the stage for a night on the town. Lifestyle and location are bosom buddies in this gem of a property. - Tightly held dual level townhouse set at the rear of the complex for privacy - Fresh decor, new carpet, re-sprayed bathroom and cabinetry, shutters throughout - Split system a/c in every principal room - Open plan living flows into updated Caesarstone kitchen - Electric hob and oven, dishwasher, servery and breakfast bar - Laundry, powder room, internal access to single auto garage concludes the ground floor - Two bedrooms fitted with built-in robes, third opens to verandah with mountain views - Bathroom with bath, shower and separate w/c - 6 x visitors' parking spaces - 1200m - Newcastle Grammar, 1800m - The Junction Public School & St Joseph's Primary Auction on site Saturday 9th December at 10:30am (if not sold prior). Potential Rental Return: \*\$700 - \$750 per week Council Rates: \*\$1,850 pa Water Rates: \*\$795 pa + usage Strata Levies: \*\$5,189 pa \*Approximates only DISCLAIMER We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits.