

# 9 Cook Street, Tempe, NSW 2044

ASSET ESTATE AGENTS

## House For Sale

Thursday, 14 March 2024

9 Cook Street, Tempe, NSW 2044

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 306 m2

Type: House



Jim Chahine  
0401671636



Jena Chahine  
0401671636

## **AUCTION - Guide \$1,100,000**

Deceased Estate Remarkably offered for the first time in over 50 years, a rare entry point to the inner west market, this tightly-held free-standing home presents an exciting renovation project for buyers looking to create something truly unique from the ground up in one of the area's most sought-after lifestyle pockets. Spanning over three levels on approx. 306sqm and a wide 10 meter frontage with solid bones and foundations this character filled home is awaiting your touch, build your dream home perhaps or explore the option of re-development (STCA), the opportunities are vast. Bordering Wolli creek and Marrickville, enjoy the tranquillity of this peaceful neighbourhood while being just footsteps away from the Cooks River, Kendrick park and cycle track with convenient access to vibrant cafes, restaurants, shops, quality schools and all-important transportation options. Property features:- Three good sized bedrooms, main with walk-in robe- Adjoining living room and dining area- Original and functional gas kitchen- Spacious bathroom with separate bath and shower- Timber floorboards throughout- Internal laundry, huge attic upstairs- Peaceful level rear yard with district views- 10 metre wide man cave/garden shed or teenage retreat- Under house storage and garage with internal stairs- 5 mins to Sydney Airport- 5 mins to Marrickville shops- 10 mins to Sydney CBD Superb offering is positioned within footsteps of vibrant village shops and cafes, Whitlam Park, Newtown, St Peters and all the attractions the area has to offer. Open for Inspection 12.00 - 12.45pm For any further details please contact Jim 0401 671 636 or Jena 0429 188 046. \*Agent Interest Declared

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