

99 Laman Street, Cooks Hill, NSW 2300

House For Sale

Friday, 19 April 2024

99 Laman Street, Cooks Hill, NSW 2300

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 188 m2

Type: House



Chasse Ede
0240814702



Nathan Hunter
0249260600

Guide \$1,750,000

Grab this gem in Cooks Hill—a charming double brick Victorian terrace sprawled across a double size 186.1sqm block on one title. Freshly painted inside and out, with brand-new carpet in all four bedrooms, plus a shiny new stove and main bathroom vanity and tapware, this beauty is primed for cosy living. And here's the kicker: the property comes with DA approval to create something truly one-of-a-kind. Step inside, and you'll find a layout that just works. Downstairs boasts a versatile fourth bedroom or office, while upstairs houses the other three bedrooms, including a master with a walk-in robe and ensuite. The kitchen is the heart and soul, seamlessly connecting the two living areas and dining room and spilling out into a tranquil courtyard garden. Prized in this area is the single garage, which surprises with its rooftop entertaining space with further possibilities. With the green light from the DA, you could add extra accommodation linking the garage to the home. And the cherry on top? 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.

Brick terrace with freestanding single garage by its side on north facing block zoned R3

Versatile fourth bedroom on ground floor, split level on upper level featuring three bedrooms, main with ensuite and walk-in robe, one opens to classic lacework verandah

Lounge room with brick fireplace, 2nd living & dining anchors electric-equipped kitchen

Fenced courtyard garden accesses single garage with rooftop entertaining space

New split system a/c to living area and main bedroom

Ground floor bathroom with shower over bathtub, updated w/c, vanity and tapware

Rewired throughout, two sewer connections,

DA approved plans by architect Murray James to create extra accommodation

550m to Darby Street and University of Newcastle city campus, 700m to Honeysuckle, 1800m to Bar Beach

Expected Rental Income: \$1000 - \$1100 Per Week.

Disclaimer: 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.