

**4/266 Darby Street, Cooks Hill, NSW, 2300**

**Apartment For Sale**

Thursday, 22 August 2024

4/266 Darby Street, Cooks Hill, NSW, 2300

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**

## Iconic Living in Cooks Hill's Heart

Tucked away just steps away from the lively heart of Newcastle's top eat-street, this townhouse strikes the perfect balance between privacy and convenience. With superb dining, coffee spots, and shopping all within easy reach, you truly get the best of both worlds.

Part of the exclusive Icon apartments complex, consisting of just eight contemporary residences, this two-storey home is a showcase of modern design. Three private outdoor terraces and courtyards, an intelligent passive solar design, and spacious yet efficient open plan living come together in a vibrant and fresh architectural style. Three bedrooms and a study/4th bedroom elevate the experience, all beautifully renovated in 2020 with no expense spared.

The smartly designed floorplan places two bedrooms, including a master suite with a walk-in robe and ensuite, on the ground floor. Stylish touches like frameless glass shower screens, ample storage, and sleek black tapware set the tone, while the master ensuite takes it up a notch with a luxe twin shower featuring three showerheads.

Upstairs, the expansive open plan living area is thoughtfully divided into lounge, dining, and kitchen zones. The striking kitchen, crafted by Nadin West, impresses with rugged concrete benches, a 900mm Smeg stove, dishwasher, and a large pantry. Two south-facing courtyards are perfect for an herb garden, and the north-facing terrace, complete with an Eclipse rain sensor roof, will become your go-to spot for alfresco dining and relaxation. Plus, there's a third bedroom, along with an adjoining fourth bedroom if you need a bit more space. A single garage and carport complete the package.

Living at Icon lets you dive into the vibrant lifestyle of Cooks Hill, where beach swims, surfing, stunning Bar Beach, this townhouse offers the ideal place to call home. Start your day with a workout at Genesis gym, grab breakfast at one of the many nearby cafes, and wind down with dinner and drinks at The Delaney or The Junction Tavern—all just steps from your door.

- Dual storey residence in Icon apartments complex, fully renovated 2020
- Single garage plus single carport, and visitors' parking
- Ducted air-conditioning provides climate control
- Quality hybrid flooring
- Custom kitchen and joinery by Nadin West
- 1km – The Junction Public School, St Joseph's, shops and dining
- 850m – Bar Beach, 2km – Honeysuckle and Newcastle Interchange

### Outgoings:

Council Rate: \$2,012 approx per annum

Water Rate: \$804.12 approx per annum

Strata Rate: \$1,159.27 approx per quarter

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