

**48 Railway Street, Cooks Hill, NSW, 2300**

**Terrace For Sale**

Sunday, 18 August 2024

**GREEN<sup>ST</sup>**  
PROPERTY

48 Railway Street, Cooks Hill, NSW, 2300

**Bedrooms: 3**

**Bathrooms: 1**

**Type: Terrace**



Peter Aloupis  
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Amelia Moss

**Open House | Sat 17th Aug | 12:45 - 1:30pm**

Nestled behind iconic Darby Street, this modernized 3-bedroom, two-story terrace offers a lifestyle to love.

**Property Specifications:**

- Modernized Terrace: Recently refurbished for comfortable living.
- Executive Bedrooms: 3 spacious bedrooms, 2 with extra-large built-in robes.
- Master Bedroom: Features a veranda balcony overlooking Railway Street.
- Courtyard Access: Rare laneway access to a private courtyard with off-street parking.
- Brand New Kitchen: Stone benchtops, white joinery, and a spacious pantry.
- Bosch Appliances: Induction cooktop, stove, and Series 6 dishwasher.
- Elegant Flooring: Polished hardwood flooring and terrazzo tiles in living areas; luxury wool pile carpet in upstairs bedrooms.
- Climate Control: Split system air conditioning in downstairs living areas and a second unit in the upstairs master bedroom.
- Prime Location: At the heart of a vibrant café precinct, close to beaches, shops, and entertainment.

Council Rates: \$2,850 per annum (approx.)

Water Rates: \$819 per annum + usage (approx.)

Please note floor plan does not include Alfresco, total floor area ~101m<sup>2</sup>

Contact our agents today to arrange a preview and experience this exceptional property for yourself.

Disclaimer: We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.