

12 Young St, Cooks Hill, NSW, 2300



House For Sale

Thursday, 24 October 2024

12 Young St, Cooks Hill, NSW, 2300

Bedrooms: 2

Bathrooms: 1

Type: House



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Timeless charm, modern comfort & DA approved to create a cool urban retreat

Tucked away on the quiet, lesser-known cul-de-sac of Young Street, this charming two-bedroom cottage is just steps from vibrant Darby Street and a breezy 5-minute stroll to the golden sands of Bar Beach. Offering a lifestyle filled with convenience, this home is one of four in a row, believed to have been built in the early 1920s. Their heritage facades are a lovely nod to the past, untouched and proudly preserved.

Step inside, and the story changes. The cottage retains its classic appeal with 10ft crossbar ceilings and original timber-lined walls in the living room, but a recent cosmetic refresh has brought it into the modern day. New flooring, a new kitchen, and a stylish bathroom have elevated the space. Outdoors, the northeast-facing courtyard is a sunny oasis with built-in seating and tropical plants, perfect for alfresco dining or unwinding. Plus, the studio, with its French window overlooking the courtyard, makes an ideal home office.

While the exterior remains true to its heritage, inside, you're free to create your dream space. Even better, the hard work of securing DA approval for a second storey, adding a third bedroom with an ensuite, has already been done, offering the potential to transform this home into a cool, urban retreat.

Everything you need is at your fingertips. Darby Street's eclectic mix of cafes and shops, Marketown, Harris Farm, local gyms, and fitness centres. You can bike to the beach or harbour, explore Civic Park's monthly markets, or enjoy cocktails and craft beers at Newcastle's lively bars.

- Gorgeous two bedroom weatherboard cottage in a row of four identical homes
- 132.9sqm block with R3 Medium Density zoning
- DA approved to add a main bedroom with ensuite upstairs, architectural plans by SDA
- Both bedrooms fitted with built-in robes and ceiling fans
- Open plan living and modern gas-fitted kitchen at rear filled with NE light
- Modern bathroom with shower over bathtub and black tapware
- Sunny courtyard garden for alfresco enjoyment
- Studio/office with laundry area and French windows opening to courtyard
- Plenty of on street parking in this quiet no-through street on the edge of Darby Street

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