

40A Dawson Street, Cooks Hill, NSW 2300



House For Sale

Friday, 17 January 2025

40A Dawson Street, Cooks Hill, NSW 2300

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Darren Penn
0424740463

Auction

A True Gem - Contemporary living meets classic charm! This charming Cooks Hill home is located only a short walk to Darby Street offering the very best of Cooks Hill lifestyle with a mix of classic features and a wonderful modern addition making this an opportunity not to be missed. The classic layout features of this amazingly renovated property include three bedrooms to original home with the addition of an open plan living and kitchen that looks out onto the private alfresco area gardens and double car garage with highly coveted rear lane access. First steps inside impress, with a combination of high ceilings, timber floors and picture rails all bringing together this charming home. The stylish renovation has integrated an amazing chef inspired kitchen with quality appliances and sensational island bench, plus a lovely living space that includes rustic feature brickwork and big sliding doors out onto the wonderful alfresco area. Outdoors the sunny secure yard has plenty of room to enjoy, with a full free standing double brick garage with remote door, rear lane access and DA Approved plans for loft addition. Other beautiful property features include: Three bedrooms with built ins Solid timber floorboards throughout High ceilings and picture rails Modern bathroom with free standing bath and frameless shower screen Well designed separate laundry Open plan modern kitchen with stone island bench Electric oven and gas cooktop with stainless rangehood Fully airconditioned Undercover deck with gas bayonet for BBQ Low maintenance yard Double garage with rear lane access

Outgoings • Water: \$370.00pq • Council: \$850.00pq Rental Estimate • \$850 - \$870pw This charming home is set to go to Auction On-Site at 12:30pm on Saturday 8th February 2025. To view this amazing home, look out for schedule viewing times or call to arrange a private inspection. Contact Darren on 0424 740 463 for more information. • Pest and Building Reports Available • Price Guide on Request 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. Parking: 2 garage spaces Bedrooms: 3 Bathrooms: 1