

**66 Brooks Street, Telarah, NSW, 2320**

**House For Sale**

Thursday, 2 January 2025

66 Brooks Street, Telarah, NSW, 2320

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## CHARMING COTTAGE WITH MODERN UPDATES!

### Property Highlights:

- A charming cottage home with quality updates, ready to move in and enjoy
- Three bedrooms, one with a built-in robe for convenient storage
- Formal living room with split system air conditioning and a fireplace, plus a sunroom
- Open plan dining and kitchen with a built-in pantry, 40mm benchtops, a dual sink with a water filter, plus a Chef oven
- Stylishly updated main bathroom with a walk-in shower, a floating vanity with soft close cabinetry, plus an additional WC in the laundry
- Hybrid flooring, 2.7m ceilings with ornate cornices, plus LED downlights throughout
- Daikin ducted air conditioning for your year round comfort
- New electric hot water, plus NBN fibre to the premises
- Fully fenced grassed backyard with side street access to a separate single car garage

### Outgoings:

Council Rates: \$2,152.75 approx. per annum

Water Rates: \$827.64 approx. per annum

Blending classic charm with premium updates, this beautifully presented cottage home is a true standout in Telarah. From its timeless features to its thoughtful modern touches, this is a home that invites you to move straight in and enjoy.

Telarah is a conveniently located suburb that places you just 10 minutes from the vibrant heart of Maitland, 45 minutes from Newcastle's bustling CBD and beaches, and 20 minutes from the world class Hunter Valley vineyards. With schools, shopping, and public transport close to home, this incredible property delivers unmatched convenience alongside its undeniable charm.

Framed by a crisp new white picket fence and a lovely low maintenance garden, this home offers a pleasing impression from the point of arrival. Step inside to hybrid flooring underfoot, 2.7m ceilings with ornate cornices overhead, and an ambience of modern elegance enhanced by LED downlights and a Daikin ducted air conditioning system.

Set at the entrance of the home, the formal lounge is a cosy retreat, complete with a classic brick fireplace, Venetian blinds, and the added comfort of a Fujitsu split system air conditioner, delivering the ideal space to relax and unwind during all seasons.

The open plan kitchen and dining area offers the perfect setting for family meals. The kitchen itself boasts 40mm benchtops, a tiled splashback, a Chef oven with a four burner cooktop, a range hood, and a dual sink with a water filter. A built-in pantry ensures everything is neatly stored yet easily accessible.

There are three bedrooms on offer, with the main bedroom featuring a mirrored built-in robe and Venetian blinds, while the second bedroom also includes Venetian blinds for added privacy. Plantation shutters in the third bedroom add a touch of luxury, ensuring each room is both functional and stylish.

The recently updated main bathroom is a highlight, featuring contemporary tiling, a walk-in shower, a floating vanity with soft-close cabinetry, and a shaver cabinet. A second WC in the laundry adds further convenience.

At the rear of the home, the sunroom provides a versatile space with a pitched ceiling and plantation shutters, perfectly suited as a reading nook, hobby area, or additional sitting room.

Outside, the fully fenced, low maintenance yard is ideal for both relaxation and play, with travertine tiles providing a polished finish to the front and back spaces. Drive through side access via Russell Street leads to a single car garage, offering handy off street parking for your car.

Additional features include NBN fibre to the premises, new electric hot water, and a security screen on the front door.

This impressive home combines classic cottage charm with thoughtful modern updates, all in a super convenient location. Don't miss the opportunity to make it yours. We encourage our clients to secure their inspections with the team at Clarke & Co Estate Agents without delay.

Why you'll love where you live;

- Within walking distance of Telarah Public School, local shops and Telarah Bowling Club
- 5 minute drive to Rutherford shopping centre including all three major supermarkets, retail, dining and services to meet your daily needs.
- 10 minutes to Maitland CBD and the Levee riverside precinct with a range of bars and restaurants to enjoy
- Located just 15 minutes from Green Hills Shopping Centre, offering an impressive range of retail, dining and entertainment options close to home
- 45 minutes to the city lights and sights of Newcastle
- Just 20 minutes away from the gourmet delights of the Hunter Valley Vineyards

\*\*\*Health & Safety Measures are in Place for Open Homes & All Private Inspections

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