

**67a Tooke St, Cooks Hill, NSW, 2300**

**House For Sale**

Wednesday, 30 October 2024

67a Tooke St, Cooks Hill, NSW, 2300

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Modern living opposite centennial park – spacious, stylish, and low maintenance

This modern dual level strata residence, built in 2016, perfectly blends generous spaces with a low-maintenance design, making it ideal for a busy couple or small family. Set directly across from Centennial Park, you'll enjoy complete privacy and tranquillity, with a location that keeps everything at your fingertips.

Step into a bright, open-plan living area where gleaming timber floors and a wall of louvre windows invite in natural light and cool breezes. The kitchen, designed to delight any cook, features quality appliances and a 3m long island that's bound to become the heart of the home—perfect for catching up with family and friends. Just beyond, a covered deck in the private courtyard offers a quiet spot for alfresco dining or relaxing. There's also plenty of clever storage and a discreet laundry tucked away downstairs. Upstairs, three spacious bedrooms each come with built-in robes and ceiling fans, while two beautifully finished bathrooms provide comfort and convenience. A single garage with a rear roller door adds further practicality.

Whether you're looking for a home to live in or a solid investment, this residence ticks all the boxes. And when you're ready to venture out, you'll find yourself immersed in the vibrant local lifestyle—whether it's brunching on Darby Street, stocking up at Marketown, hitting the gym, or biking to the beach or harbour.

- Modern dual storey strata home built in 2016
- Open plan living with timber floors, air-conditioning and louvre windows
- Caesarstone kitchen, 3m long island, gas cooktop, under bench oven, dishwasher
- Three bedrooms upstairs all with ceiling fans and built-in robes, main with a/c
- Full size master ensuite with bath and shower, main bathroom with shower
- Understairs storage
- Internally accessed single garage with rear roller door into low maintenance backyard
- Tenanted until February 2025, returning \$850pw
- 1.2km from The Junction precinct's schools, shops and cafes

### OUTGOINGS

Council rates: \$2,505.06 approx. per annum

Water rates: \$approx. per annum

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