



**94a Railway Street Cooks Hill NSW**

3 3 1

This ideally located home is only a stone's throw from the café and restaurant scene of Darby Street, close to beaches, the Honeysuckle precinct and all that inner city living has to offer!

**Land Size** : 152 sqm  
**View** : <https://www.crawfordrealestate.com.au/lease/nsw/newcastle-region/cooks-hill/residential/house/5661711>

**OFFERING:**

**Ground Floor:**

- ? Auto single garage with internal access
- ? Spacious entry foyer flows to the lounge room, dining area and kitchen
  - with stainless steel appliances and gas cook top, overlooking the private, fenced courtyard.
- ? Laundry and a full-size bathroom are also located on this level for ease of use

**1st Floor**

- ? Main bedroom with ensuite, WIR and ceiling fan
- ? 2nd and 3rd bedrooms both offer balconies, built-ins and ceiling fans
- ? Main family bathroom with bath, shower WC and vanity
- ? 2nd living area with reverse cycle air conditioning.

Available 24/11/2023



**Jordan Lyons**  
**02 4957 6166**

Upper Floor Plan



Lower Floor Plan

Total Internal Floor Area: 145 sqm



94A Railway St.,  
Cooks Hill

0 m. 1 2 3 4 5



Measurements and direction of north are approximate and are to be used as a guide only.