



## 9 Cook Street Cronulla NSW

2 1 3

Oozing lifestyle and outstanding future potential, this much loved family residence is being offered for the very first time. Completely liveable with immaculate presentation and enjoying a premium north-to-rear aspect, this absolute gem presents exciting prospects for the astute investor or home buyer to live in now and renovate, extend or rebuild at your leisure (STCA).

Conveniently positioned within walking distance to Wills Road shops, Woolooware train station, bus stop, local schools, Cronulla Golf Course, Elouera Beach and the cosmopolitan hub of Cronulla Mall.

- Secure level block with desirable north facing rear yard
- Comfortable two-bedroom family home to live in now
- Two living areas, formal dining room and neat kitchen

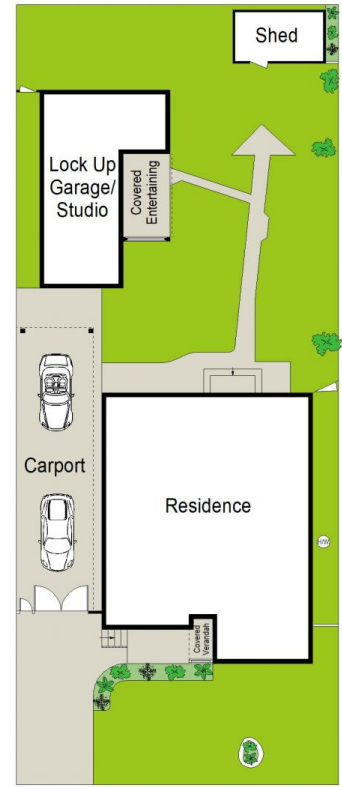
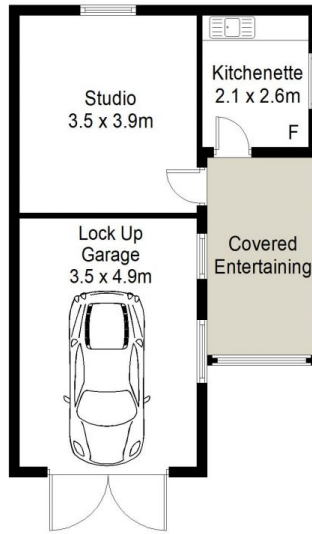
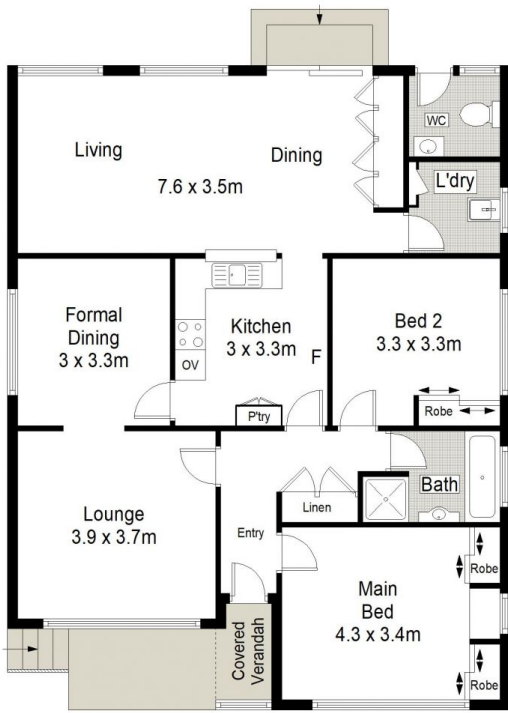
**Price** : \$ 2,626,752

**Land Size** : 556.4 sqm

**View** : <https://www.gibsonpartners.com/sale/nsw/sutherland/cronulla/residential/house/7180387>



**Chris Walsh**  
02 9523 1333



SITE PLAN (NOT TO SCALE)



0 1 2 3 4 5 METRES.

Gibson Partners Real Estate Pty Ltd



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

9 Cook Street, Cronulla

**GIBSON**