

16/2 Sexton Street, Cook, ACT 2614



Sold Townhouse

Monday, 14 August 2023

16/2 Sexton Street, Cook, ACT 2614

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 104 m2

Type: Townhouse



Jonny Warren

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\$640,500

They say, "all great things come in two's", well this townhouse ticks all those boxes with two-bedrooms, two bathrooms, two living spaces and two private courtyards. Purchased in 2011, as a first home, this charming, low maintenance, townhouse is located in a quiet neighbourhood and offers plenty of privacy for the homeowner. The entryway is enclosed by a high-walled courtyard, offering a serene space to relax in the morning sun. Entering the home, you're greeted by a split-level living room, segregated by a half-wall, with large windows on either side, flooding this space with an abundance of natural lighting and cross ventilation. "Since moving in, I have replaced the flooring with wood laminate in the living areas and hallway." The sizable bedrooms are located down the hallway, both complete with fresh paint, carpet, and built-in wardrobes, offering ample storage. The master bedroom, which overlooks the front courtyard, features a private ensuite and reverse cycle AC. Found at the other end of the home, the open plan kitchen dining offers internal access to the single, lock up garage. The kitchen, which offers electric cooking, stainless-steel fixtures, and a Bosch dishwasher, extends out into a large enclosed, paved rear courtyard; surrounded by an undemanding raised garden, providing an exceptional entertaining space. Perfectly positioned in the 'Crescent complex' of Cook, within walking distance of the local Jamison Centre, grocers and cafes, as well as the spectacular Mount Painter reserve walking trails. This townhouse offers a convenient lifestyle for those looking for some peace and quiet, and natural surrounds, away from the city centre. "I've loved walking down to the Cook shops with my dog and enjoying a morning coffee at the local café." Intrigued? Join us at our next open home to determine how 16/2 Sexton Street in Cook fits into the next chapter of your story! More Details: Two bedrooms, with built-in robes Master bedroom, with private ensuite Split level living space, segregated by half-wall Split system AC in living space & master bedroom Ducted gas heating Free standing electric cooktop & oven Bosch dishwasher Two spacious courtyards Low-maintenance gardens Lock up, single car garage Approx. living size: 104.69sqm Approx. garage size: 24.50sqm Approx. Council Rates: \$650 p/q Approx. Body Corporate Rates: \$498 p/q Approx. Water Rates: \$170 p/q Within walking distance of local cafes & shops, including Woolworths & Aldi