

23 Grylls Crescent, Cook, ACT 2614



Sold House

Friday, 29 September 2023

23 Grylls Crescent, Cook, ACT 2614

Bedrooms: 3

Bathrooms: 2

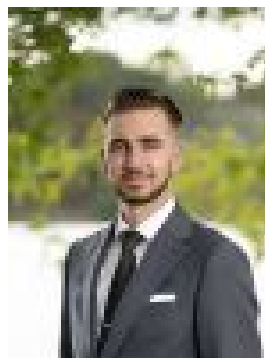
Parkings: 1

Area: 778 m2

Type: House



Phyllis Tidmarsh
0439795369



Harry McCormack
0432280627

\$1,060,000

Welcome to 23 Grylls Crescent Cook! This delightful residence is the perfect place to call home inclusive of three bedrooms, two bathrooms, and a single garage. This property offers plenty of opportunity for a growing family or those who love to entertain and enjoy the outdoors. Situated on a generous 778 sqm land area, this house provides ample room for outdoor activities and a backyard that is perfect for gardening or relaxing in the sun. The architecture of the property is both contemporary and functional, with a design that maximises natural light and creates a warm and inviting atmosphere. Inside, you will find a well-appointed living room, dining room perfect for hosting dinner parties, and a fully equipped kitchen with modern appliances. The bedrooms are spacious and offer plenty of storage space. The property also boasts a range of additional features, including a swimming pool for those hot summer days, a front porch where you can enjoy your morning coffee, sunroom for afternoon relaxation and the enclosed rear porch which is currently set up as a study. The hardwood flooring in the living room and kitchen adds a touch of class to the interior, while the yard provides a peaceful retreat. If you haven't been to Cook, it won't take long to discover why the locals say it is Canberra's best kept secret - a delightfully bushy suburb with easy access to everything you will need including popular schools, public transport, Jamison Plaza, Westfield Belconnen, University of Canberra, ANU, AIS, Calvary Hospital, Mt Painter reserve and only 10 minutes to the City centre. And that's not all! Only a short stroll away is the popular Cook shops where you will find the friendly Cook Grocer, To All My Friends Bar, and Little Oink Cafe. Whether you are searching for a comfortable family home or a retreat, 23 Grylls Crescent Cook is a must to inspect. Special features:- 3 bedroom home on a quiet leafy street- Welcoming front porch- Open plan dining and kitchen- Updated kitchen with Induction cooktop, pyrolytic oven, with ample bench and storage space- Front sunroom with abundant light and ducted floor heating- Spacious master bedroom with updated ensuite- Central living room with reverse cycle split system- Functional main bathroom- Separate toilet- Large, efficient 14KW reverse cycle ducted heating/cooling system- Extensive insulation works providing 4 Star EER- New switchbox and wiring with modern RCD safety breakers- 8KW Solar panel array with an 8KW house battery with off-grid capability- Enclosed rear patio- EV Tesla wall charger- Solar hot water- Loads of potential for future improvements and extensions thanks to the 778sqm block- Outdoor entertaining area with water feature & pool- Swimming pool- Minutes walk away from the Cook shops Stats:- Block size: 778 sqm- Living area: 144 sqm- Garage: 28sqm- UV: \$721,000- Rates: \$3,437 pa- Land Tax: \$5,967 (Investors only)