

3 Tipper Place, Cook, ACT 2614



Sold House

Tuesday, 5 September 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 446 m2

Type: House



Phyllis Tidmarsh
0439795369

\$820,000

The outside areas that wrap this rare separate title single-level home are exceptionally charming and include a walled garden which provides the outlook from the master bedroom's bay window and gives a hint of an English country cottage. The rear alfresco space in the north-facing backyard is covered and has direct access from the dining room which gives it an ideal flow for entertaining. It's easy to imagine spring days pottering around the fragrant Daphne and native violets in the low-maintenance garden beds before relaxing with a warming brew. A mature pittosporum provides privacy plus summer shade to the easy-care lawn and there's plenty of room for kids and pets to play in the secure yard. Updates to the interior include a sunny renovated kitchen which anchors the open living spaces. Contemporary hybrid floors combine with muntined timber-framed windows in the lounge to bring warmth and character. The bathroom, too, has had a deft upgrade and features floor-to-ceiling tiles, a floating vanity with double sinks, and hidden storage. Positioned in a quiet cul de sac, this delightful home has many wonderful features inclusive of the high energy rating saving money on those electricity bills. The location is superb and close to Belconnen Town Centre, hospitals and universities. It's also in a wonderfully walkable location equidistant from the dynamic Aranda and Cook shops and the bigger retail offerings of Jamison Plaza. Special features: * Freestanding two-bedroom separate title home - No body corporate * Single level design - No stairs * Welcoming courtyard garden with covered front porch * Spacious living room with built in shelving and double glazed skylight * Hybrid flooring * Separate dining room with new curtains * Palatial master bedroom with bay window and built in robes * Sun filled second bedroom with built in robes * Tastefully renovated kitchen with Induction cooktop and stainless steel range hood * Evaporative cooling and ducted gas heating throughout * Modern bathroom with separate walk in shower, dual sinks, new tastic, and heating vent * Separate toilet * Separate and spacious laundry * Solar hot water system * Added insulation to walls and ceiling * Enclosed yard - perfect for children and pets * Peaceful cul-de-sac with delightful neighbours * Low-maintenance grounds * Covered outdoor entertaining * Ample off-street parking * Brick single garage with internal access * Garden shed * Side gate access Stats: Home size: 92 sqm Block size: 446 sqm UV: \$570,000 EER: 4.5 Year built: 1979 Rates: \$3,046 pa Land Tax if rented: \$5,129 pa