

3 Vallance Place, Cook, ACT 2614



Sold House

Monday, 14 August 2023

3 Vallance Place, Cook, ACT 2614

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 292 m2

Type: House



Phyllis Tidmarsh
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Leonie Taylor
0401488561

\$762,000

The feeling of homey warmth that greets you when you enter this split-level Cook townhouse should be bottled. It's a feeling that comes from having a northerly orientation to the rear which means the living areas are drenched with sunny, natural light that immediately gives you a welcoming mood boost. Sitting in either the open dining space or the sun-bathed living room brings views of the front gardens and private backyard where feature trees have been chosen for their capacity to give a year-round show with stunning fiery displays in autumn and delicate green leaves in spring. The functional kitchen shares the leafy views. Two bedrooms are ideally positioned to the east of the layout and are serviced by a very well-maintained bathroom with separate bath and shower. Positioned in a friendly cul-de-sac, this fabulous apartment alternative gives you wonderful outdoor areas that are both private, secure and peaceful. Enjoy an easy walk to the locally loved cafes at the Aranda and Cook shops and the larger retail offerings of the Jamison Plaza. Features: • Secure, two-bedroom home • Large open-plan living and dining • Floor tiles to living areas • Full-sized laundry • Slider to the neat rear yard • Low-maintenance gardens with artificial turf and stunning mature rhododendrons • Split-system heating and cooling to living room • Extra-long single lock-up garage • Small front yard with feature trees including Japanese maple • Residence: 91.61m² • Garage: 22.78m² • Total: 114.39m² • Block Size 292m² • UV \$471,000 (2022) • Rates - \$1832.00 pa