

**31 Dwyer Street, Cook, ACT 2614**



**House For Sale**

Friday, 1 March 2024

31 Dwyer Street, Cook, ACT 2614

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 719 m2**

**Type: House**



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## Auction 23/03/2024

Tucked away in a whisper quiet corner of Cook, this superb, single level 3 bedroom home is a rare find for professional couples and young families. From the moment you enter it is easy to see that the home has been fastidiously maintained both inside and out, and the recent improvements have left the home in immaculate condition. Buyers will appreciate the spacious and practical design, the privacy and functionality of the outdoor areas, and the long list of energy efficient features that are included. Features include:

- Spacious 3 bedroom home with versatile floorplan
- Recently refreshed and in superb condition throughout
- Abundance of natural light throughout the living and dining rooms
- Updated kitchen includes gas cooking, dishwasher and ample storage space
- 3 generous bedrooms, all with built in robes
- The multi purpose room can be set up as a 4th bedroom, study, games room or guest accommodation
- Main bathroom in excellent original condition
- Separate shower room and separate toilet offers versatility for growing families
- Year round comfort is ensured thanks to the ducted reverse cycle heating and cooling and the 4 star energy rating
- Easy care parquet flooring through living areas and bamboo floors in bedrooms
- Loads of storage in modern laundry
- Environmentally friendly additions include full insulation, double glazed windows 5.3kW solar panels, ducted Ventis system and LED lighting

Step outside and the quality continues. The gardens have been thoughtfully planted to include easy care native plants, productive veggie gardens and lush lawns. There is ample room for the kids to play and established hedges means that your privacy is assured. A double brick garage, two garden sheds and paved entertaining make this one of the best backyards I have seen. Cook continues to be one of Belconnen's most sought after suburbs and for good reason. It is a short stroll to the bike paths, playgrounds and the Mount Painter Nature Reserve. The rejuvenated Cook shops is the perfect destination to meet up with friends, and a short drive provides easy access to so many of North Canberra's major facilities, including the popular Jamison Plaza, University of Canberra, ANU, Bruce Stadium, Calvary Hospital and Westfield Belconnen. Block: 719m<sup>2</sup> Living: 156m<sup>2</sup> Year built: 1970 UCV: \$824,000 Rates: \$4478 p.a approx. EER: 4 stars