

37 Lyttleton Crescent, Cook, ACT 2614



Sold House

Monday, 14 August 2023

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Bedrooms: 3

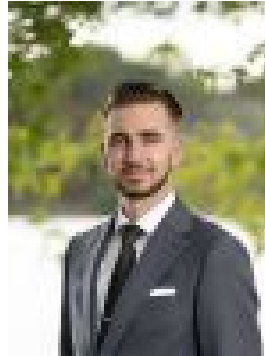
Bathrooms: 1

Parkings: 1

Type: House



Phyllis Tidmarsh
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Harry McCormack
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\$985,000

Wonderfully positioned just a short walk from the immensely popular Cook shops, this refreshed 3 bedroom home is a rare find for buyers looking for a quality property in this tightly held suburb. First home buyers, professional couples and young families will all be attracted by the appealing floor plan and will appreciate the recent renovations which have left the home in superb condition throughout. You can simply move in, unpack and enjoy! Add to this the huge covered deck, the private 836sqm block and the amazingly convenient location and you have one of the best opportunities available in Cook today. Features include:

- Immaculately presented 3 bedroom home in the popular suburb of Cook
- Open plan living enjoys an abundance of natural light
- Modern kitchen includes stone benchtops, stainless steel appliances and huge island bench
- Renovated bathroom finished in neutral tones
- Second toilet in laundry room
- Recent work include fresh paint, quality flooring, blinds and LED lighting
- All bedrooms include built in robes
- Ducted gas heating plus reverse cycle heating and cooling ensures year round comfort
- Living area opens onto huge covered rear deck - perfect for entertaining with friends and family
- 836sqm block offers ample space for the active children and keen gardeners. There is even a chook run already installed
- Covered car accommodation plus garden shed
- Walking distance to public transport, bike paths and the Cook Community Oval
- Easy access to popular schools including Aranda Primary, St Vincents, Macquarie Primary and Canberra High
- Rental potential of \$700 per week

The hub of the suburb is the famous Cook shops which provide the perfect meeting place for local friends and families. Whether you are looking for a morning coffee, and afternoon beer or some fresh local produce, this local precinct is THE place to go. Jump in the car, bike or bus and you'll be amazed at the ease of access to major facilities such as Jamison Plaza, ANU, Calvary Hospital and the Belconnen Town Centre. Even the heart of Civic is only 10 minutes away. Visit our next open home or book your private inspection today as this one is sure to sell fast.

- House size: 100sqm approx
- Block Size: 836sqm
- Rates: \$3446 p.a
- EER 0 stars

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