

4 Grylls Crescent, Cook, ACT 2614



Sold House

Thursday, 12 October 2023

4 Grylls Crescent, Cook, ACT 2614

Bedrooms: 3

Bathrooms: 1

Area: 700 m2

Type: House



Amy Wilson
0262959911



Sophia Spokes
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\$975,000

Auction Price-Guide: \$900,000+ Warmly greeted with lush cottage gardens you will feel instantly at home as you enter this beautiful 3-bedroom home, with its relaxing, sanctuary-like feel. Enjoy year-round natural light and warmth with a north aspect to the rear where the living areas flow seamlessly out onto a large entertaining deck. The generous and level backyard, is perfect for kids and is adorned with mulberry, fig, and pomegranate trees as well as two large rain water tanks and a garden shed. Providing year-round comfort, you will love the modern-day conveniences of split system aircon, ducted gas heating and solar panels. With an exceptional energy rating of 5.0, your running expenses will be very low. The perfect home for young couples, professionals, downsizers and families alike, don't miss the opportunity to move into this family-friendly, happy neighbourhood.* North to the rear, open plan living areas flowing onto a large entertaining deck that is sunny in winter and beautifully shaded throughout summer* Updated kitchen, bathroom and separate laundry with built-in cabinetry* Ducted gas, reverse-cycle air conditioning, solar panels, EER 5.0* Light and bright with stylish and easy-to-maintain laminate floorboards throughout the home* Lush established gardens, two water tanks, garden shed, mulberry, fig and pomegranate trees, 700sqm block* 500m (approx.) walk to Little Oink cafe, To All My Friends craft beer and pizza bar, The Cook Grocer and a 15 minute stroll to Jamison Plaza* Located close to Aranda Primary School, Macquarie Primary School, Canberra High School, Radford College, and the University of Canberra* Just 13 mins (approx.) drive to the city and 7 mins (approx.) drive to Belconnen Town Centre, you'll have everything you need right at your doorstep Rates: \$3,632pa (approx.) Land Tax: \$6,384pa (approx. if rented out) UCV: \$642,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.