

# 57 Mackellar Crescent, Cook, ACT 2614

## Sold House

Wednesday, 13 September 2023

57 Mackellar Crescent, Cook, ACT 2614

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Contact agent

This superb property is located on the footsteps of Mount Painter Reserve, in the ever popular suburb of Cook. The property occupies a generous 1094m<sup>2</sup> parcel of land with views of Black Mountain, Lake Burley Griffin and Parliament House. Being adjacent to Canberra Nature Park and Mt Painter, horse paddocks and trails and walking tracks are right out the back door. Perfect for the bush walker, horse lover or outdoor enthusiast. The versatile footprint of this unique dual occupancy home offers two self-contained residences. This property includes a one bedroom courtyard home and a two bedroom, two living area courtyard home, a shared laundry and a double garage. The two bedroom portion of the home has two large living areas, one adjacent to the kitchen / dining area, and one providing the flexibility to be closed off as either a private living space or use as an additional bedroom. Views to the reserve and open spaces are yours from both areas and the inviting back entertaining deck; accessible from the living area. Both bedrooms have generous built-in robes. The one bedroom home provides views to the courtyard area and the open garden, while maintaining seclusion and a sense of space and light in the living / dining areas. The bedroom has a generous built-in robe. Large windows throughout fill both homes with sunlight and invite the exterior in; creating an ambience and a sense of calm. The spaciousness is accentuated by the polished timber floors throughout. Maximise this rare opportunity; acquire a property that provides access to rural tranquillity and space while enjoying easy access to city amenities. Opportunity abounds. Keep both properties rented out. Rent out one half and live in the other. Turn it into one family home. Knock it down and start again. The choice is yours.

Features:

1 bedroom residence:

- 1 bedroom with built in robe
- Ensuite style bathroom
- Full sized kitchen with fridge
- Private rear area
- Shared laundry, with washing machine and dryer
- Currently rented at \$360 per week with a periodic lease in place

2 bedroom residence:

- 2 Bedrooms, both with built in robes
- Open plan living area
- Large kitchen with great expanses of bench tops, loads of storage and a large fridge
- Separate lounge room
- Combined bathroom and toilet
- Entertaining deck
- Shared laundry, with washing machine and dryer
- Currently tenanted at \$520 per week

Other information:

- Land value \$1,122,000.00 (2022)
- Rates per quarter \$1305 (approx.)
- Land tax per quarter \$2295 (approx.)
- EER 0

Privately positioned in a tightly held suburb, the convenient address of a highly sought after street, simply speaks for itself. Proximity to 2 universities, private & public schooling, shopping centres, medical & sporting facilities, bushland & parkland, the Belconnen town centre & City with all their respective amenities, ensures this choice position will always be sought after. This is privileged Cook living with all the lifestyle benefits. An inspection is a must!

Inspections Please remember to maintain physical distancing of 1.5 metres between patrons and maintain good hand hygiene. People may be refused entry if they appear unwell.

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