

# 7 Vallance Place, Cook, ACT 2614



## House For Sale

Friday, 19 April 2024

7 Vallance Place, Cook, ACT 2614

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Offers over \$755,000

Nestled in a quiet cul-de-sac in one of Canberra's most sought-after suburbs, this charming 2-bedroom courtyard home is delightful. Boasting ample and private courtyard space at both the front and rear, its location alone makes it a standout choice. Upon stepping into No7 you are greeted by a large and friendly kitchen with plenty of storage. A cheery room to cook up a storm and the perfect place to enjoy those culinary delights. The north facing living area is perfectly positioned, looking out onto the private front courtyard. With custom built shelving, for books, photos, plants, and ornaments. With sliding doors to access the front courtyard, the perfect place to enjoy in the warmer months. This area is a warming, quaint living space any time of the year. The main bedroom is generous in size, with built-in robes and a large window looking into the back courtyard. The second bedroom is thoughtfully positioned away from the main bedroom, and benefits from a large window with views of the secluded courtyard. A convenient study nook has been crafted into the hallway and can be closed off when visitors come. The bathroom has a separate bath and shower, and the laundry is a good size and has an efficient layout. No.7 has a convenient lock up garage with a remote roller door and direct internal access into the house. The garage has plenty of storage with built in cupboards and handy shelves along the walls. With its separate title, there are no constraints imposed by body corporate regulations. No 7 is a single-level abode and the haven you've been looking for. Designed for easy living, it's the perfect choice for the busy professionals, first home buyers or downsizers seeking simplicity every day. It's a winning combination through and through.

Essentials:

- Internal living: 96.90m<sup>2</sup>
- Block size: 349m<sup>2</sup>
- Garage size: 22.8m<sup>2</sup>
- EER: 3
- Rates: \$738.32p.q (approx.)
- Land tax: \$1,230.33p.q (approx.)
- Rental estimate: \$550-\$600 per week
- Built in 1979

Features:

- Separate title
- 2 x water tanks for the garden
- Solar panels
- Lockable garage
- Front and rear courtyards
- Study nook
- Laundry room
- Plenty of storage options
- Ducted heating and cooling
- Remote control single garage
- Private and secluded

Near by:

- Cook local shops
- Cafes and bars at Aranda
- Jamison Centre
- Aranda Primary
- Belconnen High School
- Belconnen Town Centre
- Numerous parks and reserves