

72 Redfern Street, Cook, ACT 2614

House For Sale

Thursday, 4 April 2024

72 Redfern Street, Cook, ACT 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 559 m2

Type: House



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\$849,000+

Situated in a great location in a boutique complex, is a wonderful opportunity to secure a home close to the Cook shops and the Belconnen shopping precinct. This property is located within walking distance to parkland, schools, and the nature trails of Mt Painter. This single-level home has exceptional positioning in the complex, situated as the last house, closest to the shops with rear access via parkland. The home has spacious internal areas, gorgeous renovations, and a surprisingly large wrap-around courtyard with a huge decked entertaining area. Perfect for the first, second and downsizer buyer and offering a uniquely sought-after lifestyle with easy access to all on offer. FEATURES

- Fully renovated single level home, positioned at the end of the complex
- Light-filled, northern aspect
- Three generous bedrooms, two with built-in robes
- Modern bathroom with under tile heating
- Open plan living, dining and kitchen area with large skylight
- Beautifully renovated kitchen with high quality Bosch appliances, Caesarstone benchtops and soft-close drawers
- Tasmanian Oak flooring throughout
- Freshly painted throughout
- Ducted reverse cycle heating and cooling
- Ample storage throughout
- Huge 45m² outdoor entertaining deck area with shade sail
- Large outdoor jacuzzi with lockable lid, regularly serviced
- Sizable wrap-around courtyard with beautiful established gardens, set up with automatic irrigation system (controlled by an app)
- Solar panels
- Recently replaced insulation in roof, walls and under floor
- Gate access to rear nature reserve
- Walking distance to the local Cook shops, which includes the Cook Grocer, Little Oink café and a pizza restaurant – great for casual meals
- Single carport with automatic door and storage room
- Close to parkland and Cook oval, playgrounds, and walking trails up Mt Painter providing beautiful views across Canberra
- Within catchment area for Aranda Primary School, Macquarie Primary School, Canberra High School, and Lake Ginninderra Secondary College, and close to St. Vincent's Primary School
- Short drive to Belconnen Town Centre

WHAT THE SELLER LOVES ABOUT THE HOME

1. The large yard and direct access to parkland & shops.
2. Natural light and open space.
3. A quality build that's warm and efficient to run.

STATISTICS (all figures are approximate)

EER: 4.0
Living Area: 89m²
Deck: 45m²
Land Size: 559m²
Construction: 1975
Rates: \$710 per quarter
Land Tax: \$991 per quarter (only applicable if not primary residence)
Strata Levies: \$860 per quarter (admin + sinking fund)
Homes in Complex: 8
Rental Range: \$620 - \$640 per week