

93 Dexter Street, Cook, ACT 2614



Sold House

Monday, 23 October 2023

93 Dexter Street, Cook, ACT 2614

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 405 m2

Type: House



Hannah Green
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Eoin Ryan-Hicks
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\$740,000

AUCTION 8TH NOVEMBER 2023 AT 6PM | LJ Hooker Canberra City Office, City Walk Bidding Guide - \$675,000+ This beautiful home is a true gem, brimming with charm and character. The owner's first impression? "Feng Shui" – a place where positive energy flows effortlessly. Now, they're ready to pass the torch to a new owner who will cherish this wonderful property just as much. The cosiness, warmth, and charm exude from this residence. The front living area, with its large windows adorned with tasteful window tinting, offers wonderful tree views, creating a serene and picturesque backdrop for your daily life. The front orientation ensures you'll enjoy breathtaking sunsets in the evenings. Clever pops of color bring a sense of homeliness, perfect for those colder winter days. With an open plan design that bathes the entire home in natural light, the north-facing rear ensures a warm and inviting atmosphere. One of the highlights of this home is how the dining area seamlessly flows to the outdoor entertaining deck. This unique feature makes it perfect for hosting gatherings, barbecues, or simply enjoying a morning coffee while immersed in the beauty of your surroundings. The heart of this home is undoubtedly the well-equipped kitchen, complete with kitchen benchtops made from recycled river red gum. It boasts gas cooking, plenty of storage, and overhead spotlights illuminating the island bench – a perfect setting for culinary adventures and gatherings. Ducted gas heating throughout and instant gas hot water ensure comfort and convenience. Plus, there are plenty of power points to accommodate your modern needs. The property features two bedrooms, both with built-in wardrobes. The master bedroom is very sizeable, flooded with natural light, creating a serene retreat to relax and rejuvenate. Tasmanian oak floors, purposely placed in the living space and the bedrooms, provide great segregation. For added convenience, the home features a single garage with remote access and wheelchair accessibility, making it perfect for those who value ease of living. The laundry provides ample storage and direct access to your backyard, adding to the practicality of this wonderful property. Sitting on a 405sqm of land, this home is zoned RZ2, offering potential for expansion or renovation if desired. The brick veneer build and truss roof framing allow for easy adjustments if you ever wish to customize the layout to your liking. The possibilities are endless! But it's not just about the house; it's also about the location. With a direct pathway to Jamieson shopping centre, you'll have easy access to supermarkets, cafes, local primary and secondary schools, health and fitness facilities. Be sure to visit the divine restaurant in the Jamieson shopping centre for a delightful coffee or lunch experience. Nearby bus stops offer quick, direct connections to ANU, CSIRO, and of course, the city, making it ideal for your daily commute. Explore the joys of bushwalking, scenic bike paths, and strolls to nearby Mt. Painter, with some of the best views in Canberra. Perfect for an investor looking for a property with potential rental income, a downsizer seeking a comfortable and easily accessible home, or a first home buyer looking for a charming and welcoming place to start their journey. Don't miss your chance to make this charming Cook property your own. It's more than a house; it's a place where memories are made. Contact us today to arrange a viewing and discover your new dream home! Rates: \$2,936 p.a. approx. Land Tax: \$4,337 p.a. approx. EER: 1 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.