

98 Dexter Street, Cook, ACT 2614

home by holly

Townhouse For Sale

Friday, 26 January 2024

98 Dexter Street, Cook, ACT 2614

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



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Auction 10:45am Saturday 17 February

There is the delightful mid-century timber door, lion head knocker and finely worked fixed timber screen creating a small pause upon entry. Within, it is all bright and light, as large windows capture Mt Painter and high ceilings add to the spacious tranquillity. A floating office nook with layered shelving has a classic lightness of touch, maximising both modernist tone and utility. Fitzroy Gardens is the ultimate urban oasis, think neat rows of mid-century town houses nestled within native gardens, dappled bushland pathways leading to green expanses that link to Mount Painter Reserve. Whisper quiet, close to Bourne Street Neighbourhood Playground, moments from the Jamison Centre and the Belconnen precinct, the locale is both a cheerful hideaway and dynamic urban locale. This gorgeous energy efficient two-bedroom single level townhouse has all the sunny, 70s charm that we adore, combined with well-chosen and beautiful modern updates. A neutral palette creates a mood of effortless simplicity. Perfectly positioned, with open garden on one side and those captivating mountain glimpses, the home is a rare gem that oozes a retreat like calm. The driveway is hedged with native hardenbergia and ushers to single garage with internal entry. Behind a screen of mixed natives, in hues of varied green, rests the classic form, with its warm tones of dark brick, timber panels, simple pergola and timber baton screen. The home is arranged in an open plan with a wonderful connection between the living room and kitchen combined dining area. Glass sliders can be flung open welcoming breezes off the spectacular garden, and it is an easy step to sunny deck, alfresco dining. Light bounces off the pristine white cabinetry, set against dark worktops with an elegant pop of black feature tiling. How dreamy to spend time at the kitchen sink taking in the northern sunshine, flowering natives, birdlife. The master bedroom has expansive windows that capture light and leaf, immersing the senses within a green haven. The second bedroom overlooks the back garden and cluster of purple flowering agapanthus. Both rooms have built-in-ropes to keep the clutter at bay. We love the deep blue mosaic tiling in the separate toilet and the renovated family bathroom with its warm mustard floor tiling, and colourful organic accent tiles. There is also the convenience of a renovated internal laundry, brimming with storage and with easy access to the courtyard. It is easy to imagine spending most of your time in the sheltered alfresco nook, hanging with family and friends, sharing food and love...the visual softness of green walls and textural ground covers, well-established shady trees and a welcoming pristine quiet. Cook is a wonderful place to live, boasting thriving community gardens, parkland, Mt Painter reserve, walking and biking trails and just 8 minutes' drive to the Arboretum. The home is walking distance to Jamison Plaza and close to the Belconnen precinct. The local shops are home to the popular cafés - Little Oink and To All My Friends. Aranda shops are close by, with the famous, Two Before Ten, coffee shop, a popular gathering spot on Saturday mornings. The home is also close to transport, schools, the AIS, Bruce Stadium and the UC. And only ten minutes' drive to the CBD and the ANU. features..gorgeous two-bedroom townhouse in the leafy Fitzroy Gardens. beautifully renovated and brimming with mid-century charm. energy efficient home with 6.63kw solar system (installed 2022), retrofitted magnetite double-glazing on all windows .10/10 Residential Energy Efficiency Scorecard in 2022. light and bright with views to Mount Painter from the living room. open plan living with large sunny living room drifting to kitchen combined dining room. living room with mid-century timber office nook and RC/AC. wonderful open connection with sheltered alfresco dining and private north facing native gardens. renovated kitchen with banks of white cabinetry, dark worktops and black feature tiles, stainless-steel oven and rangehood from Westinghouse, electric cooktop from Chef with a Bosch dishwasher. adjacent renovated laundry with storage. master bedroom with leafy views, built-in-robe and RC/AC. second bedroom overlooking back garden with built-in-robe. modernised bathroom with separate toilet. linen closet. low maintenance native gardens both front and rear. side gate access from rear courtyard to common garden and visitor parking .dedicated sheltered alfresco seating nook and sunny circular paved area. extra large single garage with remote and internal access. close proximity to bike paths, Black Mountain Reserve and the Pinnacle Nature Reserve .10 mins to the CBD EER: 2.5 Land size: 257m2 (approx) Rates: \$2,550.00 p/a (approx) Land Tax: \$2,768.00 p/a (approx) if rented Body Corporate: \$560.00 p/q (approx)