

10 Kumm Place, Cook, ACT, 2614



House For Sale

Monday, 21 October 2024

10 Kumm Place, Cook, ACT, 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Phyllis Tidmarsh

0439795369

Comfortable and Convenient in Cook

This chic, separate title home is the perfect opportunity to enter the market in Cook. Freshly painted interiors and modern hybrid flooring give this residence a light, bright, and airy ambience, promising comfortable living in a sought-after location.

Picture windows in the lounge area let in plenty of natural light and offer a lovely garden outlook, while the brick feature wall adds a textured focal point a classic design feature that is very much on trend and adds to the comfortable ambience of the room.

The three bedrooms also offer a leafy outlook and share a stylishly updated bathroom. Combined with a well-appointed kitchen, reverse cycle air conditioning, and parking for two vehicles, there's no work needed to enjoy this delightful home.

An enclosed front courtyard gives you a private space to relax amongst the flowers and listen to the birds in the trees, offering a peaceful retreat to enjoy your morning coffee or unwind with a book, while the addition of a pergola provides just the right amount of shade.

Enjoying a peaceful location in one of Canberra's most sought-after suburbs, this home offers the perfect blend of friendly suburban living, proximity to nature reserves, and easy access to both Belconnen Town Centre and the City. Just a short walk to Jamison Plaza, schools, medical, and local dining favourites-including the popular Two Before Ten café-you'll have everything you need close at hand.

Whether you're a first home buyer, downsizer looking for low-maintenance living or an investor, this opportunity offers something special for everyone. Join us for a closer look-this could be the home you've been looking for.

Quality Feature:

- Freestanding separate title home
- Welcoming front courtyard entrance
- Split level design
- Three spacious bedrooms, all with built-in robes
- Reverse cycle air conditioning throughout
- Well-sized living room with rustic brick feature wall
- Updated and light kitchen with new Westinghouse oven/grill and cooktop, plus ample bench and cupboard space
- Sparkling bathroom complete with bathtub and separate shower
- Separate laundry with direct outdoor access
- Hybrid floors throughout
- Freshly painted throughout
- Separate spacious laundry
- Enclosed front paved courtyard with shade cloth pergola
- Low maintenance pet friendly backyard
- Garage with internal access to laundry
- Additional carport accommodation
- Friendly neighbourhood
- A short stroll to the popular Jamison Plaza, Aranda shops, public transport, Aranda Primary School, and Canberra High School
- Within close proximity to Belconnen Shopping Centre and arterial roads taking you to the City Centre and Gungahlin

Stats:

Home size: 114 sqm + 26 sqm garage + 20 sqm carport

Block size: 357 sqm

UV: \$484,000

EER: 2.5

Year built:1977

Rates: \$3,160 pa

Land Tax if rented: \$5,813pa