

**10A Molloy Crescent, Cook, ACT, 2614**



**House For Sale**

Thursday, 22 August 2024

10A Molloy Crescent, Cook, ACT, 2614

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## Bright, Freestanding Home in Peaceful Street

Enveloped in the warm embrace of sunshine and delightful gardens, with a leafy outlook from every room, this single-level, freestanding gem in the peaceful suburb of Cook is the perfect place to call home.

Step into the north-facing, open-plan living area, where generous windows invite in streams of sunlight and sliding doors beckon you to the private front courtyard, where it's easy to imagine lingering over a relaxed weekend coffee.

Each of the three good-sized bedrooms, with built-ins, cosy carpeting, and double-glazing, offers a quiet retreat. They share a bathroom with a separate bathtub, perfect for families or when you need to soak the long week away, while the main bedroom benefits from the addition of a private ensuite.

Thoughtfully designed for comfort and efficiency, this home boasts added insulation, north-facing external awnings, with significant double-glazing throughout the home contributing to its impressive six-star energy rating. With reverse-cycle air conditioning in the living area and two of the bedrooms, you'll enjoy year-round climate comfort throughout the seasons.

Beyond the double Colorbond gates, the carport and low-maintenance gardens offer a private haven, with a second pergola sitting area providing yet another delightful spot to enjoy the leafy surrounds. With a fresh coat of paint, roof restoration, and updated kitchen this home is all dressed up and ready for your personal touch.

Nestled in a quiet street, you're just a short stroll along tree-lined streets to Cook shops and the ever-popular All My Friends and Little Oink café. Proximity to Aranda Primary School, shops, and Jamison Plaza adds to the appeal, while Belconnen town centre and the University are within easy reach. Surrounded by nature and centrally located within easy distance of the city, Cook is one of Canberra's premier suburbs for relaxed and convenient living.

This freestanding residence is being sold under a unit plan with NO body corporate fees. There is approximately 1m2 of common land with your neighbour, with a shared insurance of \$300 pa. Whether you're a downsizer, first-home buyer, or investor, this is your opportunity to enter the sought-after Cook market.

### Special features:

- Sun trapped North facing three-bedroom home
- Privately built, single level, freestanding residence
- All bedrooms with built-in robes and double-glazed windows
- Master bedroom with new RC/AC split system
- Remodelled ensuite with double-glazed window
- Sun-drenching living room with new RC/AC split system and access to front courtyard
- Galley-style kitchen with quality IGA stainless steel gas cooktop, rangehood and BOSCH dishwasher
- Open-plan dining room and kitchen with abundant natural light
- Quality window treatments with pelmets
- Added insulation assisting with the impressive six-star energy rating
- Rear bedroom with new RC/AC split system and access to rear garden
- Bright main bathroom with bathtub, separate shower, and double-glazed window
- Separate toilet
- Separate laundry
- All rooms with leafy garden outlooks
- Double Colorbond gates
- Single carport under the same roofline of the residence
- Instant gas hot water system
- Low-maintenance gardens with a delightful north-facing front courtyard
- External awnings to North facing windows

- Freshly painted interior and exterior
- Peaceful and friendly neighbourhood
- Roof restoration (repointing/roof sprayed)
- Walking distance to Aranda Primary and Mt Painter
- Close to bike paths with direct access down Bindubi Street to the City and ANU

Stats:

- Home size: 123 sqm
- Block size: 451sqm
- UV: \$400,000 approx
- EER: 6.0
- Year built: 1971
- Rates: \$3,125.20 pa
- Land Tax if rented: \$4,772pa