

**2 Kumm Place, Cook, ACT, 2614**



**House For Sale**

Friday, 9 August 2024

2 Kumm Place, Cook, ACT, 2614

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Phyllis Tidmarsh  
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## Separate Title Sunny Home with Modern Updates and Gorgeous Outdoor Retreat

Evoking the feel of a secret garden, this private, beautiful courtyard with lush greenery, and delightful jonquils is an inviting sanctuary that perfectly sets the stage for the gorgeous home beyond. With the ease of single-level living and separate title, free from body corporate fees, this property will appeal to downsizers, professional couples, and families alike.

The interiors combine the character of the late 70s with tasteful modern updates, blending the charm of updated polished cork flooring, exposed brick feature walls, and natural wood trim with crisp white paint and a contemporary kitchen and bathroom. Large picture windows in the spacious living room take full advantage of the northerly aspect.

The cosy heart of the home is the combined kitchen and dining room, extending to the garden for effortless entertaining. The stylish and functional kitchen, fully equipped and boasting stone benchtops and ample storage, anchors the home's warm and welcoming feel.

Completing this lovely home are three spacious bedrooms, a stunning modern bathroom, garaging for two vehicles, and ducted heating and cooling, as well as evaporative cooling to ensure comfort throughout the seasons.

The landscaped back garden offers a second, blissful retreat for entertaining and unwinding. Imagine leisurely afternoons sipping tea while the bees buzz around the elegant Camelia or hosting lively dinner parties surrounded by the lush, low-maintenance gardens. Raised vegetable gardens brim with the promise of soil-to-plate dining.

Perfectly positioned on a quiet street, this home is minutes from Jamison shops, medical, dining, and primary and high schools. Cook is centrally located and surrounded by nature reserves, with easy access to Belconnen and the City. Highly rated for its tranquil lifestyle, it's easy to see why it is one of Canberra's most in-demand suburbs.

Experience the charm and elegance of this beautifully maintained updated home with its inviting interiors and gardens. The residence is perfect for those who are searching for a turnkey ready property where there is nothing to do other than move in and enjoy. For the buyers convenience the home is fully electrified with no gas appliances.

Schedule a viewing today and envision your future in this delightful retreat.

### Quality Features:

- North facing single level home
- Separate title with no body corporate
- Three spacious bedrooms; all with built-in robes
- Light-filled living room showcasing a rustic brick feature wall
- Built-in cabinetry in the living and dining rooms
- Open-plan dining and kitchen
- Stylish renovated kitchen with stone bench tops, modern splashback, induction cooktop,
- Miele dishwasher and stainless steel range hood
- Quality dimmable LED lighting
- Additional full-length cupboard space
- Recently professionally painted inside and out
- Leafy outlooks from all windows
- Spacious central bathroom complete with separate shower, bathtub & toilet
- Ducted reverse cycle Panasonic air conditioning throughout (installed by Fully Airconditioned in March 2023)
- Evaporative cooling (fully serviced in November 2023)
- Ample storage throughout
- Separate laundry with additional toilet

- Single garage with remote garage door & internal access
- An additional high clearance single carport, with a range of power outlets all secured by a garage door
- Generous off street parking
- Front enclosed North facing garden courtyard
- Established low-maintenance grounds
- Raised veggie gardens
- New Reclaim electric heat pump hot water system (installed by The Energy People in May 2023)

Stats:

Home size: 112 sqm

Block size: 413 sqm

UV: \$523,000 (2023)

EER: 4.5

Year built: 1979

Rates: \$3,353 pa

Land Tax if rented: \$6,279 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.