

**75 Dexter Street, Cook, ACT, 2614**



**House For Sale**

Friday, 18 October 2024

75 Dexter Street, Cook, ACT, 2614

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Charming home in leafy location!

Brendan Halls and Ray White Canberra are delighted to present to the market 75 Dexter Street Cook. A charming 2 bedroom, 1 bathroom home, perfectly positioned in a quiet, leafy location.

The home retains much of its original character, providing the perfect blank canvas for buyers with a vision. Boasting a desirable aspect, the property captures an abundance of natural light, creating a warm and inviting living space. With floating timber flooring throughout and updated kitchen, the home is move in ready for its next lucky owner.

The well-proportioned open-plan design, creates a warm and inviting space for living and entertaining. The living and kitchen area seamlessly flows to the generous enclosed backyard, providing the perfect setting for outdoor relaxation or hosting a weekend barbecue.

While the home is ready for immediate move-in, creative buyers will appreciate the potential to renovate and customise the space to suit their personal tastes.

Adding to the home's charm is a private courtyard at the front of the property, offering a tranquil spot for morning coffee or unwinding after a long day.

Enjoy year-round comfort with the convenience of a reverse cycle air conditioning unit, ensuring the home stays cool in summer and cozy throughout winter.

The suburb of Cook offers the perfect blend of peaceful living with easy access to education, retail, parks, and essential services. Its proximity to Belconnen, the city centre, and scenic nature reserves makes it a highly desirable place to live, whether you're a professional, student, or growing family.

### Key Features:

- Reverse cycle air conditioning for optimal climate control in all seasons
- Single-car garage lock up garage
- Large, low-maintenance rear yard-fully enclosed and ideal for pets or outdoor gatherings
- Close proximity to quality schools including Canberra High School, Macquarie Primary, and Aranda Primary
- Private front courtyard
- New shower screen
- Floating floorboards

### Schools Near Cook:

- Aranda Primary School (1.5km)
- Macquarie Primary School (1.9 km)
- Canberra High School (1.7km)
- Radford College (3.4km)
- University of Canberra (2.9km)

### Shops & Retail Options

- Jamison Plaza (1km)
- Westfield Belconnen (3km)
- Canberra Centre (7.7km)

### Property stats:

- 376m<sup>2</sup> block approx.
- 69m<sup>2</sup> internal living approx.
- Rates \$670.57pq approx.