

109 Dexter St, Cook, ACT, 2614



Townhouse For Sale

Thursday, 19 September 2024

109 Dexter St, Cook, ACT, 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Phyllis Tidmarsh

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Architecturally Designed Separate Title Home!

Tucked away amongst the golden wattle and native gums in the peaceful suburb of Cook, this architecturally designed home effortlessly combines timeless character with contemporary updates, creating a sanctuary that radiates warmth and welcome.

The split-level residence boasts soaring raked ceilings, exposed beams, timber accents, and an abundance of natural light captured by the north-facing picture windows in the living and dining areas. Thoughtfully designed by MMM Interiors to make full use of the available space, the sleek eat-in kitchen blends style with practicality, featuring stainless-steel benchtops and appliances illuminated by feature pendant lighting.

The bathroom, also renovated by MMM Interiors, is a serene retreat with a skylight and a separate bathtub, great for busy families or quiet relaxation. It serves three generously sized bedrooms, each with built-in robes, wool carpet, and raked ceilings that enhance the sense of space, with the main bedroom separately positioned for added privacy.

A high 5.5 energy efficiency rating due to the insulation, brand new rooftop solar panels and solar hot water keep bills to a minimum, while reverse cycle air conditioning enhances climate comfort year-round.

Step outside to the paved pergola area, perfect for hosting BBQs with friends or simply unwinding with a drink in the sun. Beyond, the terraced backyard offers endless possibilities-space for children and pets to run free, while green thumbs can reimagine the existing gardens, with established fruit trees providing a solid starting point.

Cook is a sought-after suburb loved for its central location and leafy tranquility. With Jamison Plaza, schools, parks, buses, and the popular Two Before Ten café at Aranda shops just a short stroll away, this home offers unbeatable convenience for families. Belconnen, universities, and the city are only minutes away, while nearby nature reserves provide the perfect escape for outdoor adventures.

Ideal for those looking for a home for a Cook property full of character and that requires no work to enjoy.

Special features:

- North facing split level home
- Separate title with no body corporate restrictions
- Raked ceilings throughout
- Three bedrooms; all with built in robes
- Spacious master bedroom with cathedral ceiling and skylight
- Reverse cycle air conditioning to living room
- North facing living and dining with access to the deck and courtyard
- Renovated kitchen and bathroom by Award winning MMM Interiors
- Kitchen features quality appliances, soft close drawers, pantry and brand new stainless steel dishwasher
- Light and bright bathroom with separate shower, and bathtub
- Separate toilet
- European style laundry
- Easy maintenance courtyard
- Garden shed
- Fully enclosed backyard with rear gate - providing direct access to pathway and nearby bus stop
- Single automated garage with easy undercover access to your front door
- Generous size backyard - tiered design with stone retaining walls
- Storage cupboard & workshop area

STATS:

Home size: 114 sqm

Block size: 364 sqm

UV: \$537,000 (2024)

EER: 5.5

Year built: 1978

Rates: \$3,422 pa

Land Tax if rented: \$6,470pa