

16/3 Sexton Street, Cook, ACT, 2614



Townhouse For Sale

Friday, 6 September 2024

16/3 Sexton Street, Cook, ACT, 2614

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Townhouse



Treston Bamber

0488488956

Spacious, Stylish and Wonderfully Serene

Enjoying an elevated position in leafy surrounds with spectacular sunset views, this light-filled townhome presents the perfect opportunity for low-maintenance living in the coveted suburb of Cook.

Elegant, modern interiors with timber floors create a warm welcome in this impeccably presented home, comprising an open-plan living, dining, and kitchen area, two good-size bedrooms with built-in robes and new carpets, an updated bathroom with wheelchair access, and a second toilet. A private study nook and internal laundry room add to the practicality of this well-designed space.

The new kitchen is both stylish and functional, with ample storage, sleek stone-topped benches, and a convenient island breakfast bar, perfect for casual dining. Stainless steel appliances, including an induction cooktop and dishwasher, meet all your culinary needs.

Comfort and functionality are further enhanced by inclusions such as a single lock-up garage with internal access, reverse cycle air conditioning in the living area and bedrooms, and under-house storage.

Sliding doors open to a generously sized backyard, where a paved entertaining terrace, lush lawn, and neatly landscaped gardens create a private oasis. This serene space is perfect for hosting barbeques with friends or unwinding with a drink while enjoying the birds and possums in the trees. A second, low-maintenance outdoor retreat awaits in the private front courtyard, offering yet another space for your relaxation and enjoyment.

Nestled in a tranquil and private no-through road, this property is a short walk to parks, public transport, Jamison Centre, Canberra High, and Aranda Primary, with the popular Two Before Ten and Cook shops and dining also within walking distance. Its central location and easy access to arterial roads mean Belconnen and the city are both a short drive away, while the surrounding nature reserves provide leafy respite from the hustle and bustle.

Whether you're a first home buyer, downsizer, or investor, this lovely home is exceptional buying in sought-after Cook. Take the first step today by contacting the office for viewing times.

Auction Details - This home will be auctioned on site on Saturday 28th September 2023 at 10:00am - Unless sold prior to.

- Immaculate, low-maintenance townhouse in leafy surrounds
- Elevated position with sunset views in quiet, no-through street
- 2 bedrooms with BIR + wheelchair-accessible bathroom + 2nd WC
- Open-plan living, dining, and kitchen area with timber flooring
- Modern kitchen, stone benches, induction cooktop, twin drawer dishwasher
- Neff German Oven with slide away drawer
- SLUG + laundry room + study nook + reverse-cycle air-con
- Private, low-maintenance front courtyard, one adjoining neighbor
- Fully fenced backyard with lawns, paved terrace, gardens
- Walking distance to Jamison Centre, parks, buses, local shops
- Short bike ride to University of Canberra, hospital, & schools
- Central location with easy access to Belconnen and the city
- Exceptional first home or downsizer in prime Cook location

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.