

**3/1 Sexton Street, Cook, ACT 2614**



**Townhouse For Rent**

Tuesday, 7 January 2025

3/1 Sexton Street, Cook, ACT 2614

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Tae Tyrrel

0401305612

**\$720 per week**

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & GET NOTIFIED OF UPCOMING INSPECTIONS Nestled amidst Cooks bushland setting, this renovated 3-bedroom townhouse showcases that iconic Cook design. It features an open-concept living area where large windows allow the abundant natural light to flood in. The lovely bamboo flooring that flows through the kitchen and meals area delivers a warm ambience, with glass sliders framing the private outlook to the leafy front courtyard. The chicly renovated kitchen has fresh appeal with crisply white cabinetry complemented by dark stone-topped benches, a dishwasher & electric cooktop, and an extra-height raked ceiling adding to the spacious feel. The renovated bathroom is an elegant space with a separate shower and a bath for luxurious soaks, all complimented by full-height tiling. All the well-sized bedrooms are sunny retreats, with the convenience of built-in robes for streamlined storage. Reverse cycle air conditioning to the living space and two of the bedrooms provide a home of year-round comfort. Block out blinds throughout, solar hot water and solar PV panels, offer additional energy savings and efficiency. The large rear courtyard is a low maintenance space, with astro turf providing year-round green and the surrounding leafy gardens making for privacy and creating a great outdoor space to relax or entertain. A double carport with an automatic door and ample storage offers car accommodation. The fantastic location, in a quiet neighbourhood, is close to all the facilities of the Jamison centre & the revitalised Belconnen Markets. Also a short walk to the Cook and Aranda shops with specialty shops and cosy cafes. With public transport close by, & Belconnen Mall, Calvary Hospital, the AIS and government offices are only a short distance. Easy access to great bike paths with direct connection to the city, Belconnen and other thoroughfares and close to reserves (e.g. Mt Painter, Aranda, Black Mountain) this is the perfect location for an active lifestyle close to nature. Features of the property include; 3 bedroom townhouse Renovated kitchen with dishwasher & induction cooktop Bamboo flooring to living space Reverse cycle heating/ cooling to living Renovated bathroom Additional cupboard storage in the hallway Solar hot water Solar photo-voltaic panels Sensor activated lights around the property Outdoor blinds for temperature control & privacy Lockable outdoor cupboard and the lockable wooden cage to carport Small friendly complex of only 10 townhouses Aranda school catchment area Available: 25th January 2025 PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises VITAL INFORMATION: The property is unfurnished Please note you may be required to remove your shoes prior to inspecting the property If no Energy Rating is displayed for this property, EER is unknown The property complies with the minimum ceiling insulation standard WISH TO INSPECT: 1. Click on "BOOK INSPECTION" if this listing does not have the "BOOK INSPECTION" button please go to raywhitecanberra.com.au website and register 2. Register to join an existing inspection, if no time is offered or if the time does not suit, please register and we will contact you once access is arranged 3. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times RENT INFORMATION: 1. Rent is collected fortnightly unless otherwise nominated for a longer period 2. Bond required is equal to 4 weeks rent 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.