



5 Henry Street, Cook

## Versatile Family Home on RZ2 Block

Whether you're looking to move straight in, invest, or unlock the development potential, this property represents a rare and exciting opportunity in tightly held Cook.

Set on a generous 821sqm RZ2-zoned block in one of Cook's most desirable streets, this freshly painted 3-bedroom, 2-bathroom home with a dedicated study or 4th bedroom if you prefer, offers immediate comfort, exciting potential, and a premium location.

Step inside to find a light-filled layout featuring a newly updated ensuite and spacious living areas. A key highlight is the rear deck, perfect for relaxing with a morning coffee or entertaining family and friends in a peaceful, leafy setting.

The home is move-in ready, yet also offers outstanding scope for extension or redevelopment, thanks to its zoning and block size.

You'll love being just a short walk from the beloved Cook shops, home to local favourites like Little Oink café, To All My Friends bar and eatery, and The Cook Grocer. With local schools, parks, and the Belconnen Town Centre all nearby, this location offers unbeatable

3 2 2

**FOR SALE**  
Auction

### AGENTS

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### AGENCY

LJ Hooker Belconnen  
(02) 6251 1477

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

lifestyle convenience.

Features:

- 3 bedrooms + study or 4th bedroom
- 2 bathrooms, including newly renovated ensuite
- Freshly painted interiors
- Large rear deck - perfect for entertaining and outdoor living
- 821sqm RZ2-zoned block - ideal for extension or redevelopment (STCA)
- Walk to Cook shops: Little Oink, The Cook Grocer, To All My Friends & more
- Close to schools, parklands, public transport, and Belconnen Town Centre

- Land Size: 821sqm
- Living Size: 123sqm
- Garage/Carport Size: 57sqm
- Zoning: RZ2
- EER: 1
- Rates: \$3,862 p.a.
- Land Tax: \$7,571 p.a. (investors only)
- CUV: \$637,000

Disclaimer:

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**MORE DETAILS**

Property ID	HP0KGF8H
Property Type	House
House Size	123 m2
Land Area	821 m2
EER	1

**Kathy Komar 0455 891 351**

Sales Agent | [kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

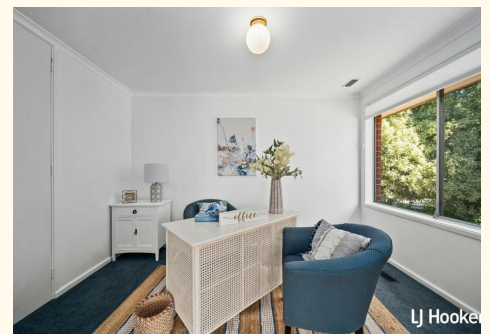
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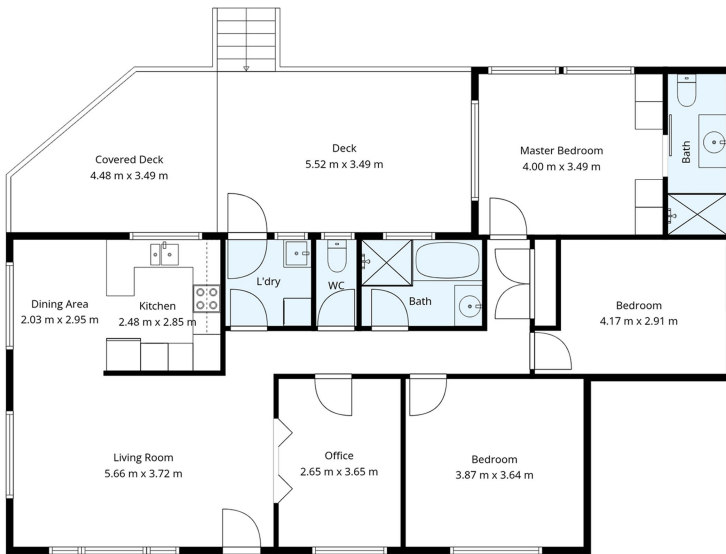
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NOT IN POSITION



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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*