



63 Dexter Street, Cook

TLC Required in a Great Location!

This large separate titled townhouse comprises 4 bedrooms, ensuite, double garage and a magnificent U shape design with internal courtyards.

It is sited across the street from Jamison Shopping Centre, Aranda Primary School and shops, Canberra High and a host of other fantastic amenities that make life so easy and enjoyable.

The home has been vacant for a while so we are looking for a buyer with imagination, artistic skills and the will to transform a rough stone into a shiny, brilliant diamond! A home to be proud of in a location that will give back more than you put in down the course of time.

If you can make dreams come true come inspect this home. It is truly a home that will increase the heartbeat.

Features:

- 4 bed ensuite home with double garage - spacious!
- U shaped with internal courtyards excellent for entertainment & private reflections
- Walking distance to excellent schools, shops, public transport

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.

4 2 2

FOR SALE
\$875,000

AGENTS

Robert Murphy
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Murhaf Al Daraan
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AGENCY

LJ Hooker Belconnen
(02) 6251 1477



- Excellent home for complete make over
- Great home for downsizers, young families and investors
- Private and secure

- Land Size: 446sqm
- Property Size: 166sqm | Living Size: 129sqm | Garage Size: 37sqm
- EER: 0.0
- Rates: \$3,128p.a.
- Land Tax: \$5,567p.a. (investors only)
- Unimproved Land Value: \$513,000

Disclaimer:

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MORE DETAILS

Property ID	HP122F8H
Property Type	House
House Size	166 m2
Land Area	446 m2

Robert Murphy 0414 734 185

Sales Agent | rmurphy@ljhbelconnen.com.au

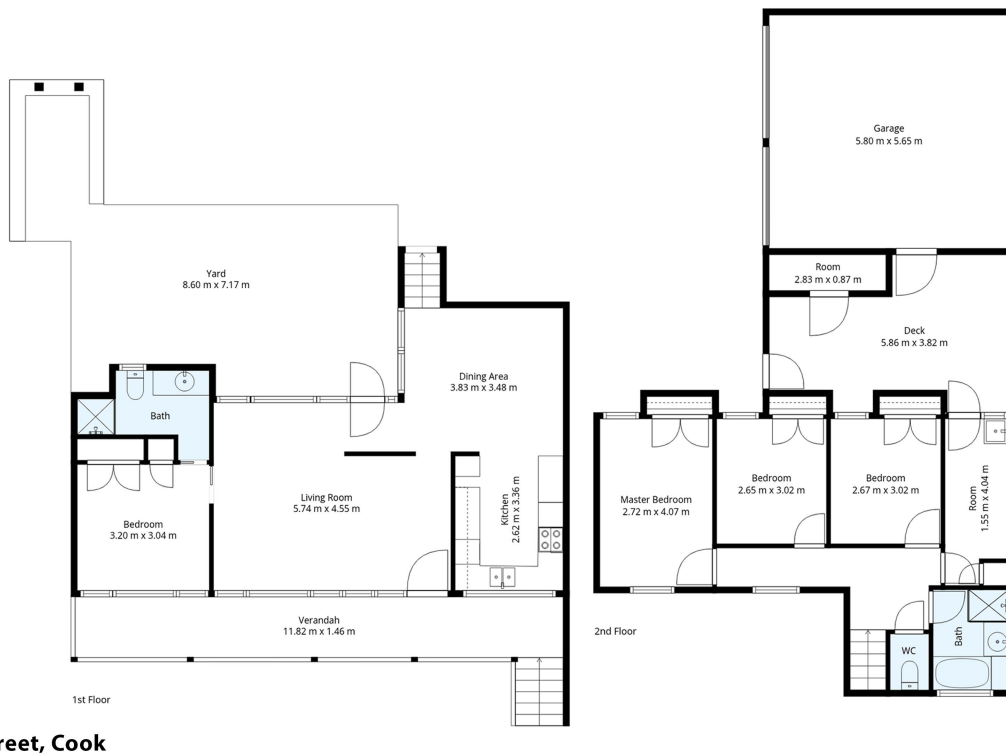
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Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered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