



10 Lyttleton Crescent, Cook

A Beautiful Home with a Courtyards to Escape

Positioned in the heart of one of Belconnen's most established and tightly held suburbs, 4/10 Lyttleton Crescent presents a beautiful opportunity to enjoy relaxed, low-maintenance living in sought-after Cook.

From the moment you step inside, the home feels welcoming, with a well-designed floor plan that creates an easy and natural flow between the living spaces. Offering two bedrooms, one bathroom and a dedicated car space, it is a home that feels practical, comfortable and easy to enjoy.

One of the real highlights is the private courtyard, a beautiful outdoor space that is easy to fall in love with. Whether it's your morning coffee, a quiet afternoon in the sun or entertaining friends on the weekend, it adds another dimension to the home and creates a wonderful connection between indoor and outdoor living.

The location completes the picture, with Cook shops, local cafés, green spaces and walking trails all within easy reach, while Belconnen and the city remain conveniently accessible.

2 1 1

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Gungahlin

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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.



Features Overview:

Inside:

- Two well-proportioned bedrooms with built-in robes
- Light-filled open-plan living and dining area
- Modern kitchen with stone benchtops
- Quality appliances and excellent storage
- Split-system heating and cooling
- Ceiling fans to both bedrooms
- Contemporary main bathroom
- Good Size laundry room
- Singel Level FloorPlan

Outside:

- 1 Carport and storage shed
- Deck
- Beautiful gardens
- Spacious front and back yard ideal for entertaining
- Close to Cook shops, parks and local amenities

Prices:

- Rates: \$521 per quarter
- Land Tax (Investors only): \$621 per quarter
- Body Corporate: \$706 per 1/4 strata

MORE DETAILS

Property ID	3784GCV
Property Type	Townhouse
Land Area	409 m2
EER	1.5
Including	Air Conditioning Floorboards

Troy Thompson 0408 694 917

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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