

1 Biffin Street, Cook, ACT 2614

home by holly

Sold House

Tuesday, 17 October 2023

1 Biffin Street, Cook, ACT 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



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\$935,000

#soldbycris #soldbysally \$935,000 Beautiful light filled homes can make us happier, setting the cheery mood and tone for the backdrop of our lives. This luminous home is a little ray of sunshine as golden light streams into the open social spaces, accentuating the rich timber floors, bouncing off the soothing white walls. Biffin.home has the kind of happy homely presence that buoys the spirit from the get-go. Designed by 70's icon brand, A V Jennings, the home encapsulates their innovative approach - well-connected social spaces, lovely flow, corner windows and fantastic orientation providing an abundance of natural light. Occupying a large corner block within a quiet neighbourhood and nestled within established gardens, this is the perfect family home - think kids playing on wide verges, nearby parks, leafy streets, and a lovely sense of community. The classic brick form is shaded and enclosed by its verdant surrounds. A striking Yucca and well clipped topiary shrubs, frame the sweet front porch with its vintage wrought iron work, ushering to the original front door with bevelled glass set in timber joinery. Inside there are plenty of highlights for family living as multiple social spaces and three generous bedrooms, easily accommodate the variable moods and needs of modern life. The original kitchen has been immaculately preserved and features timber joinery and matching cabinetry handles. This open space shares a wonderful sociability with the generous meals area, making for relaxed family togetherness. A large, L-shaped living and dining room (also open to the adjacent kitchen) captures bright sunshine contributing to the relaxing feel. Large picture windows look out upon all the changing moods and colours of the gardens and capture glimpses of Black Mountain Tower. The master bedroom has gorgeous corner windows which make the most of the pretty garden greenery and welcome light from two sides. An additional couplet of bedrooms, both bright and peaceable, centre around a family bathroom and separate toilet. The bathroom has been sensitively updated while still retaining the soulful charm of its heritage roots. The outdoor space is a tapestry of texture and colour, with tall brick enclosures gifting a peaceful courtyard feel. We love the bright, lime green hedging that dot the space, the original barbecue area in red brick and the garden studio with its myriad of uses, think home office, teen hang or creative workspace. The locale makes family life easy - it is a short stroll to Clisby Close Neighbourhood Gardens and Cook Oval, and not far to a myriad of peaceful bush trails within the reserves of Mount Painter and The Pinnacle. The local shops are close by, with a great Cafe and a friendly grocer. The home is also handy to the famed meeting places and Café's at Aranda shops. The Jamison Centre and the bustling Belconnen precinct are not far. The home is also close to transport, schools, the Arboretum, AIS, GIO Stadium and the UC. It is a short ten minutes' drive to the CBD and the ANU. features..gorgeous three-bedroom, A V Jennings home, resting within established gardens. flooded with light with large picture windows capturing leafy garden views. original kitchen in good condition with updated dishwasher, stove and oven, and generous meals area. sunny L-shape living and dining room. modernised family bathroom with separate toilet. separate laundry with rear yard access. bright master bedroom with corner window and built-in-robe. two additional bedrooms, one with built-in-robe. additional climate and sound insulation to master bedroom. bedrooms with new retrofitted double glazing. oversized single car garage. multi-purpose studio room at rear of garage with carpet replaced recently. oversized single carport. new Hills Hoist clothesline. gated courtyard rear entry. fully landscaped front and rear gardens with established plantings. in-built barbecue area. easy stroll to parks and reserve and not far from the local Cook shops and the Jamison Centre. close to Aranda shops and the thriving Belconnen Precinct. handy to the AIS, GIO Stadium and the UC. a mere 10 minutes to the CBD and the ANU by car. EER: 1.1 Land size: 872m² UV: \$719,000 Rates: \$3,833 (approx) Living area: 126sm² (approx) Year built: 1968 (approx original build)