

**11 Biffin Street, Cook, ACT 2614**



**Sold House**

Monday, 14 August 2023

11 Biffin Street, Cook, ACT 2614

Bedrooms: 6

Bathrooms: 3

Area: 748 m2

Type: House

**\$1,150,000**

If you are looking for a unique opportunity that offers two fully-equipped residences? Look no further than 11 Biffin Street, Cook! Located in arguably one of the highest desired Belconnen suburbs, this rare offering presents an abundance of options for savvy buyers. With the local Cook shops and neighbourhood oval just a stone's throw away and less than a 5 minute drive to Jamison Plaza, you will have everything you could ever need right at your doorstep. The choices are endless when it comes to this address, you could use both as investments, live in one and rent out the other for some passive income, or this design could be the perfect place for multi-generational living. The back residence, constructed in 2021, is a standout feature of this property. With a segregated master boasting a walk-in-robe and ensuite, 2 additional bedrooms with built-in-robos, a large main bathroom, and a fully equipped kitchen. Extra comforts include an electric heat pump hot water system and European laundry. The front residence has been updated since its 1985 construction featuring new carpets throughout, an updated kitchen, blinds and ducted heating and cooling. The living area is front and centre with North facing windows you will have an abundance of natural light all year round. The home also has a large enclosed courtyard at the entrance which is the perfect space for outdoor entertaining or relaxing after a hard day at the office. Both homes are accompanied with their own secure yard for the kids or your furry friends and offers the perfect balance of privacy and functionality. Properties like this don't come up often, especially in Cook, so don't miss out on the opportunity to make 11 Biffin Street yours! Please note 11B is currently tenanted for \$570 per week until 2nd November 2023.

House 1 Segregated living area Renovated kitchen Laundry with external access Large 36m<sup>2</sup> inclosed courtyard DA approval for a single carport

House 2 Segregated master bedroom with walk-in-robe and ensuite European laundry with sink and dryer Two additional bedrooms with built-in-robos Large main bathroom DA approval for a double carport

Location: 200m to Cook Neighbourhood Oval 700m to Cook Shops including The Cook Grocer, Local Liquor & Little Oink cafe 4 minutes drive to Jamison Plaza 7 minutes drive to the National Arboretum 8 minutes drive to Westfield Belconnen, Government offices and Lake Ginninderra 11 minutes drive to the Stromo Leisure Centre 13 minutes drive to the Canberra Centre 18 minutes drive to Canberra Airport

Stats: Block: 748m<sup>2</sup> UV: \$699,000 Rates: \$3,460 pa Land Tax: \$5,632 pa (investment only)

House 1 Living: 93m<sup>2</sup> Build: 1985 EER: 1

House 2 Living: 89m<sup>2</sup> Build: 2021 EER: 6

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