

11 Tilden Place, Cook, ACT 2614



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Bradley McDowell

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\$900,000

Abutting the lovely green spine that runs the length of Cook, this home is jam-packed with ingenious features designed to maximise the floorplan and create an exceptionally liveable modern haven. From the incredible concealed laundry with exceptional hanging space, mounted clothes airer and storage shelves, to the sliding mirror in the updated master ensuite, clever design elements are apparent everywhere. The family bathroom also benefits, with a frameless shower maximising the natural light pouring in and highlighting a spectacular terrazzo-like feature wall. An as-new kitchen has one wall entirely devoted to bespoke storage while the island bench, with its 60mm benchtops, easily seats four. The flowing layout allows the option of zoning the living areas to create formal and informal spaces and all benefit from the northerly aspect to the front, while the rear yard has the luxury of a tiered deck, sunny terrace with firepit and a hot tub. Take a 10-minute walk and enjoy coffee or brunch at Little Oink at the Cook shops or mix it up with a stroll to Two Before Ten at the nearby Aranda shops. It's 3 minutes by car to the Jamison Centre or 8 minutes to the Belconnen Town Centre. Living here puts you in the heart of one of Canberra's most accessible neighbourhoods. Features:

- Updated home next to parkland
- Set back from street, end of cul-de-sac
- Designer kitchen with excellent storage and modern appliances
- Open living, dining and family space
- New carpets
- Timber-look floors to living areas
- Master bedroom with ceiling fan, built-in wardrobes and updated ensuite
- Luxe main bathroom
- Rainfall showers to both bathrooms
- Two additional bedrooms, both with walk-in wardrobes
- Tiered rear deck with hot tub
- Terrace with firepit
- Garden shed
- Privacy screens
- Double lock-up garage with workshop space and access to rear yard
- Incredible under-house storage
- Living: 124m²
- Block: 332m²
- Year Built: 1977
- Rates: \$3,174pa
- Land Tax: \$5,126pa
- EER: 2.0

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