

# 12 Cobbett Place, Bruce, ACT 2617

## Sold House

Monday, 14 August 2023

12 Cobbett Place, Bruce, ACT 2617

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 985 m2**

**Type: House**



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**\$1,730,000**

We are pleased to welcome you to 12 Cobbett Place, which is now available for the first time since it was constructed in 1991. This executive and private 5-bedroom family house is unique to the Canberra market and is situated in a very quiet loop street in Bruce, one of the most sought-after & tightly held districts. This home, designed by the owner, has been thoughtfully constructed to establish everything a family home necessitates. You will notice the sun-drenched contemporary decor as soon as you enter, and it continues throughout the home and into the entertainer's backyard. The ground floor comprises a grand entrance leading into the formal living room which is located on the right with beautiful French windows that draw in loads of natural light from the northern aspect, French doors that open out onto the front yard, and a fireplace that will keep you warm on chilly Canberra nights. To allow for mixed living and dining, a stunning solid timber railing separates the elevated dining room from this area while still providing the necessary solitude. From this space, a sliding door leads to the kitchen, which features windows that look out onto the backyard. The kitchen is well equipped with a sizable gas cooktop, oven, & range. A tempered glass splashback allows for easy cleaning of any cooking stains. In this kitchen, the chef of the house will love preparing the first meal for the family. Next to the kitchen is another lounge room, which has gorgeous French windows that draw in the sunshine & on the other side of the room are the divine French doors that give access out onto the backyard. The laundry is located just off this room which has bench space & storage space & has direct access into the garage & into the backyard. To the left of the front door is a bedroom. Bright & airy & will built-in shelves, this room is perfect to have set up as a bedroom or even a work-from-home space. There is a powder room located next to this bedroom, meaning you can comfortably live on the ground floor or if you have guest over they won't need to use the stairs. The entire ground floor is fitted with parquetry flooring, presenting a gorgeous feel throughout the home. Upstairs via the elegant staircase is the remaining generously sized 4 bedrooms which all feature brand-new plush carpet. At the top of the stairs, beautiful, stained windows complement the solid timber frames & timber stairwell & deliver a view over the front of the home. Above the stairwell is a gorgeous pendant light that adds to the contemporary feel. The main bedroom is to your left & offers great space, segregated from the other bedrooms which all have built-in robes. Direct access from the main bedroom onto the balcony is accessible by beautiful brand-new French doors & delivers a gorgeous view of Bruce and lake Ginninderra. The bedroom complements a walk-in robe which is large & follows through to the ensuite which offers a shower & separate bathtub. A highlight of this home is the outstanding outdoor spaces. The undercover alfresco area has been crafted for the ease of entertaining all year round. There is plenty of room for family barbeques & gatherings, overlooking the lush grass & gazebo. The gardens are beautifully landscaped making maintenance a breeze. If you have been looking to reside in the tightly held suburb Bruce, this is a fantastic opportunity to step into the market. Features: · 5 bedrooms · 3 beautifully appointed living areas · Spacious formal living & dining · Stunning timber kitchen · Large double garage with internal access · Workshop bench in garage · 2 bathrooms & 2 powder rooms · Parquetry flooring · Brand new carpet in bedrooms · Freshly painted · Brand new LED lighting throughout · Landscaped gardens · Brand new Smeg oven · Fireplace – large enough to accommodate a slow-combustion insert · Laundry chute · Wine cellar under stairs · Security System · Ducted vacuum · Large family room · All bedrooms feature built-in robes or shelving · the Main bedroom has a walk-in robe, ensuite & balcony overlooking Lake · French doors from the main, lounge & family room Around the area: 5-minute walk to: CISAC (gym and indoor pool). Bus stops. Gossan Hill Nature Reserve 5-minute drive to: Calvary Hospital Belconnen Mall Jamison Shops UC Hospital 10-minute walk to: Radford along walking tracks. The University of Canberra. Chatterbox Cafe Shops Lake Ginninderra and John Knight Park. 10-minute drive to: CIVIC Essentials: · EER: 1.5 · Living size: 222.88m<sup>2</sup> · Garage size: 46.06m<sup>2</sup> · Block size: 986m<sup>2</sup> · Rates: \$5,436 · Land Tax: \$9,568