

14 Cockerill Place, McKellar, ACT 2617

home by holly

House For Sale

Thursday, 6 June 2024

14 Cockerill Place, McKellar, ACT 2617

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Cris O'Brien
0409308038



Jenny McReynolds
0491850701

\$885,000+

Resting low at the end of a sleepy cul-de-sac, this beautiful three-bedroom home is sheltered by pretty gardens. Secluded yet open, the home freely embraces the surrounding green spaces, engendering a natural ease, a never-ending spaciousness. A gorgeous renovation has opened the social domain, creating relaxed family living with a touch of holiday mode, as a free-flowing merge to deck floats you among the trees. There is something deeply nostalgic about the peaceful pocket that is McKellar, tucked away behind Evatt and bordered by Ginninderra Creek and the scenic walking trails that hug the shores of the Lake. Think kids riding their bikes to and from friends' homes on the weekend, soft lawns, well-tended gardens and a treasured suburban quiet. With no fences out back, No.14 whole-heartedly embraces the community feel, as soft lawns become shared pathways leading straight to Vagabond Cres Playground, Ginninderra Wetlands and Lake. A driveway ushers to garage with a large storeroom and the convenience of internal access. To the right, garden steps entice downward, the house resting low, immersed within a leafy oasis. There is an air of secrecy as a portico further shelters and privatises the entryway – oversized front door with sidelights in a dash of welcoming purple. Within, the home merges seamlessly to alfresco living and is characterised by large glazings that frame a beautiful stand of leafy trees. This is a home that is easy to live in, perfect for family life, both north facing and airy, and brimming with clever built-in joinery. Sun dapples across the large format ceramic tiling, made toasty in winter by underfloor heating. While a balanced floor plan takes care of togetherness and repose, as doors can be closed on the restful sleeping domain. The generous open living, dining, kitchen is well orientated, ideally engaged with garden and sunshine. Think morning coffee in among the treetops, evening drinks as dusk falls, or weekend barbecues with family and friends, a relaxed to-and-fro from inside to out. The modern kitchen is finished in crisp white, as banks of storage meet stone bench tops, and glass splash back in soft dove grey. There is a large step-in-pantry and quality appliances from Miele and Bosch, so there is a place for everything and cooking is a breeze. A peninsula provides bench side seating, welcoming company and conversation while you meal prep. While the open arrangement gifts views across the living and dining arena, and beyond to the peaceful expanse of the gardens. A trio of welcoming bedrooms centre around a family bathroom with tub and separate toilet. All three rooms enjoy built-in-ropes and beautiful light, with large picture windows framing the hush of the botanical surrounds. Bedroom three has the bonus of a built-in-desk, married with corner shelving, generous enough to house a healthy home library. At the end of the hall, the sequestered master, has a relaxed simplicity - floor-to-ceiling windows welcome light, while a wall of storage adds practicality along with the ease of an ensuite bathroom. The deck steps down to soft lawns that naturally follow the organic undulations of the block. Open yet blissfully private, the garden secretly merges to peaceful pathways that connect you to the natural beauty of the surrounding green spaces. Terraced walls add layered depth, as banks of rosemary and raised vegetable beds gift kitchen bounties, all amid the majestic embrace of mature trees. McKellar is a family friendly suburb in the Belconnen district, known for its community vibes, abundant green spaces, established trees and proximity to Lake Ginninderra. The home opens directly onto shared pathways that connect to parkland and the walking trails of Ginninderra Creek and Lake. The local Evatt and Spence shops are close to hand, and it is a mere 6 minutes to the Belconnen precinct, with its wide-ranging offering of shops and restaurants. The home is also convenient the AIS, Bruce Stadium and the UC. And, just a brief, 20 minute drive, into the CBD and the ANU. features..beautifully renovated, pristinely quiet, three-bedroom home in family friendly McKellar. ideally placed at the end of a quiet cul-de-sac and opening to the rear to parkland and reserve. open plan kitchen, living and dining merging to alfresco living. light filled and airy with north facing flow from open plan living to enormous deck. easy-care ceramic tiling with under floor heating. modern kitchen with banks of storage, including a step-in-pantry, stone benchtops, glass splashback and Miele cooktop, dishwasher and oven from Bosch. seamless study nook within living arena, with shuttered closure. master bedroom with built-in-robe and ensuite bathroom. bedroom two with built-in-robe. bedroom three with built-in-robe, desk and book shelving. family bathroom with bathtub and separate toilet. garage with lockable storage/workshop that opens to the rear garden. internal laundry with direct garden access. ducted inverter reverse cycle electric heating and cooling . ceiling and underfloor insulation and boosted insulation in the walls within social arena. honeycomb cellular blinds. expansive elevated rear deck. lovely private back garden enclosed by mature trees with retaining walls, herbs and raised vegetable beds. moments from parkland and walking trails of Ginninderra Creek and Lake. handy to schools, transport, the UC, AIS and GIO stadium. 6 mins to the Belconnen Centre and Capital food Market and 15 mins to the CBD. 5 minute walk to bus stops with direct route to Belconnen. EER: 2 Land size: 824m2 (approx) UV: \$488,000 Rates \$2,866 (approx) Internal living area: 116m2 (approx) Year built - 1985 (approx)