

14 Wybalena Grove, Cook, ACT 2614

home by holly

Townhouse For Sale

Thursday, 16 May 2024

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Bedrooms: 4

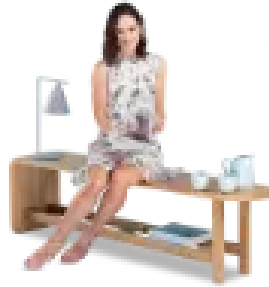
Bathrooms: 2

Parkings: 2

Type: Townhouse



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$1,200,000+

The best of both worlds combine, as iconic architectural design meets sleek contemporary interiors, finished with precise monochromatic cohesion. This beautifully renovated, four-bedroom townhouse is nestled within the bushland enclave of the famous Wybalena Grove. Designed across three split levels, with open plan living arrayed on the top floor, the home teems with space and light, merging form with function, and capitalising brilliantly on the stunning natural surrounds. Designed by the famous architect, Michael Dysart, Wybalena Grove is a coveted and important part of Canberra's architectural landscape. Organic low forms relax into the Canberra bush, spilling to private courtyards, leafy decks. Famed for its picturesque peace and warm community vibes – shared vegetable gardens, pizza oven, playground, tennis courts – the Grove is a unique and innovative 70s development that was easily, way ahead of its time. The authentic elements – skillion tiled roof, oiled timber, front facing external courtyard are lovingly preserved, exemplary of the late 20th century regional style of architecture. But there is a rather large surprise upon entry as a cathedral like void unfolds in airy, white-washed splendour. Sculptural glass pendants illuminate the lofty space and sheer glass balustrades contribute to the celebratory sense of volume. The master bedroom and ensuite are dressed in simple black and whites, emblematic of the "less is more" aesthetic that is woven throughout the home. The room drifts to a private walled courtyard that captures the morning sun and houses a walk-in-robe for seamless storage. Just across the way, the fourth bedroom or nursery welcomes with its warm raw brick wall, lofty ceiling heights and striking black pendant. Stepping down to the lower ground level, you are struck by the flush access to outdoors, as two additional bedrooms open to a privately fenced back garden. There is a large contemporary family bathroom and an open living space, perfect for the kids to get busy with books and toys. Both bathrooms are elegantly finished in floor to ceiling tiling in pure white, with midnight black fixtures and timber wall hung vanities. The family hub unfolds on the top level and spills to elevated balcony with stunning bush vistas and golden northern light that streams through the trees. Within the space is all simple luxury, where cooking, dining, lounging and entertaining are made easy. A simple material palette of crisp white, soft grey, with accents of midnight black, ushers in a relaxed minimalism. Functionality is key, as banks of storage meet subway tiling and gorgeous stone worktops. We love the waterfall island bench, the original cedar window set above the sink and the built-in-wine rack. There are also open shelving for books and display within the living space. The connection to landscape captures your heart...those big sky views, the weather rolling in, and the sunsets, streaking the sky in hues of red and pink. Cook occupies a leafy corner in the Belconnen district and is flanked by reserves. Boasting thriving community gardens, parkland, Mt Painter reserve, walking and biking trails, it is a mere 8 minutes' drive to the Arboretum. There is easy access to Jamison Plaza, Belconnen precinct, and Aranda shops. The home is also close to transport, schools, the AIS, Bruce Stadium and the UC. And only ten minutes' drive to the CBD and the ANU. features beautifully renovated four-bedroom townhouse in coveted Wybalena Grove. designed by renowned architect Michael Dysart. nestled within natural bushland. arrayed across three levels. light filled and spacious. open plan living and dining on top floor with drift to balcony and elevated views across bushland. ideal north western orientation. large timber balcony with stairs leading down to rear garden courtyard. stunning kitchen with large island bench featuring power point, electric cooktop and oven, dishwasher, good storage space and lovely bush outlook. generous master bedroom with modern ensuite on ground floor with enclosed private front courtyard space. nursery/fourth bedroom opposite master bedroom. two bedrooms on lower level opening to fenced rear garden courtyard. modern main bathroom on lower level. rumpus on lower level with direct access to rear courtyard. split RC heating and cooling. double carport with storage shed and easy access to visitors parking. beautifully maintained communal facilities including playing field, pizza oven, playgrounds and tennis courts. a few steps from bike paths and bush walking with scenic views. handy to Mt Painter Reserve. short walk to local primary and secondary schools, Jamison Shopping Centre, and health and fitness facilities. nearby bus stop with quick, direct connections to the ANU, CSIRO, and the CBD. short walk to local primary & secondary schools. close to the bustling Belconnen precinct EER: 1.5. body corporate \$803.24 p/q. rates \$1,335 p/a. uv \$259,087. land tax \$1,535 p/a (if rented). eer 1.5. living area: 127m2. block Size: 239m2

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