

2 Wybalena Grove, Cook, ACT 2614



House For Sale

Friday, 10 May 2024

2 Wybalena Grove, Cook, ACT 2614

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 143 m2

Type: House



Phyllis Tidmarsh
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Auction 01/06/24

Having won the Sir Roy Grounds Award for Enduring Architecture, the desirable Wybalena Grove complex in which this spectacular townhouse sits has long been feted by designers for its copse of 'treehouses' set within almost 30 acres of bushland in the foothills of Black Mountain and Mount Painter. Just 10 minutes from the Canberra city centre, yet a world away, it's a secluded and atmospheric backdrop that also helps fill this beautiful home with birdsong and cloaks it with the cleansing scents of native foliage. With split levels, the layout here is oriented to maximise the views, with the living and dining space on the upper level spilling out to an elevated, full-width balcony that overlooks the yard below and the surrounding bushland. It's all-too easy to imagine beautiful winter days in these upstairs rooms, enjoying the northerly sun and the added warmth from the crackling slow-combustion fire. Downstairs, an additional family room opens to an alfresco space bathed in gorgeous dappled sun from its northerly aspect. The bedrooms are also located on the ground floors. All have lovely garden outlooks and the master benefits from a contemporary ensuite and walk-in wardrobe. The interiors throughout are enhanced with a simple neutral palette complemented by the warming tones of timber floors and window frames, and exposed rafters in raked ceilings. The exception is a delightful pop of tempered blue glass in the kitchen splashback which mirrors the crisp sky. Minutes to Belconnen Town Precinct, highly regarded schools, medical precincts and locally loved eateries yet immersed in a tranquil community with shared facilities that include a tennis courts, barbecue areas and a wood fired pizza oven, this is the ultimate Canberra place to get your bliss on. Special features:

- Architecturally designed by Michael Dysart
- Tri-level floor plan
- 3 well-sized bedrooms
- Master suite with renovated ensuite & walk in robe
- Living & dining with access to north facing balcony
- Living room with slow combustion fireplace, quality window treatments & mezzanine/loft area
- Segregated separate living area with sliding door access to enclosed rear gardens
- Renovated kitchen with double glazed large window, glass splashback, caesarstone benchtops, quality Bosch appliances, including a new dishwasher, gas cooktop, bespoke cabinetry
- Renovated main bathroom with bathtub & separate shower
- Bedrooms two boasts access to enclosed rear garden
- Stone circular outdoor entertaining area
- Low maintenance grounds
- European style laundry with linen cupboard
- Timber floors throughout
- One car park (carport) and an additional allocated car space
- Ample visitor parking
- Outdoor communal facilities are well catered for and include tennis court, pizza oven, bbq areas, community vegetable garden, two children's playgrounds and open spaces
- Great cycle paths, with one of the main routes taking you directly to the ANU and City Centre
- Freshly painted inside and external eaves and fascias
- Walking distance to Cook shops, Jamison centre and close to bus stops.

Home size: 143 sqm EER: 1.0 Year built: 1977 Rates: \$2,153 pa Land Tax if rented: \$3,034 pa Body Corp: \$3,212 pa Please Note: Whilst all care has been taken by Ray White Canberra to ensure accuracy in the preparation of the particulars herein, no warranty or representation, express or implied, as to the accuracy or completeness of the particulars provided is made or given by us and interested parties must therefore rely on their own enquiries. Liability for any error, omission, negligence or misrepresentation is hereby excluded.