

32 Bourne Street, Cook, ACT 2614



House For Sale

Thursday, 14 March 2024

32 Bourne Street, Cook, ACT 2614

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Andrew Lonsdale
0428486692



Victoria Brown
0261736300

AUCTION 06/04/24

Ideally placed at the epicentre of a fabulously walkable foodies' triangle that takes in Cook icons All My Friends and Little Oink, Aranda's urban-farm-supported Two Before Ten café and Macquarie favourites Ricardo's and Tinker Tailor, this sweet townhouse invites social connection while still offering a quiet and comforting retreat when needed. The landscaped rear garden here is the place to get your Zen on. Enveloping a paved alfresco space, it will become a definite favourite for a relaxing sundowner as a natural soundtrack of birdsong merges with the gentle bubbling of a water feature. The elevated and private front courtyard gets the best of the sunny northerly aspect and is a great spot for a morning beverage that helps you ease into the day. Inside, a flexible floorplan provides versatility. There is a roomy lounge plus a large separate dining space adjacent to the kitchen that could be repurposed as a second living room since the kitchen has sufficient space for a small meals area. An ensuite master is one of three bright bedrooms, one of which may be used as a home office. Perfect as a first home, a downsizing option or investment property, 32 Bourne St's position close to Jamison Plaza, Belconnen Town Centre, North Canberra Hospital and easy access to Australian National University and the Canberra CBD should put it on your must-see list. FEATURES: • Quiet street • Only one adjoining neighbour • Dedicated entryway with slate floors • New carpet to living areas and bedrooms • Freshly painted • Kitchen with built-in pantry, generous work benches, Westinghouse wall oven and chef electric cooktop • Mirrored built-in wardrobe and ensuite to master bedroom • Built-in wardrobe to bedroom 2 • Neat main bathroom with bathtub, toilet and walk-in shower • Good-sized laundry with external access • Private rear yard Built: 1980 Living: 115.50m² Carport: 36.18m² Rates: \$2,082.73 Land Tax (if rented): \$2,926.28 Body Corporate: 2,501.12 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.