

40 Bourne Street, Cook, ACT 2614



Sold Townhouse

Friday, 2 February 2024

40 Bourne Street, Cook, ACT 2614

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 138 m2

Type: Townhouse



Phyllis Tidmarsh
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Eva Bustamante Gonzalez
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\$985,000

##Another sold by Phyllis##Nestled within a small cluster of villas and delivering something special is the delightful 40 Bourne Street. The unique design offers floor to ceiling windows providing an abundance of natural light throughout, while the raked ceilings and split-level floor plan boasts charm and character. With the home ready to move in, it is an attractive proposition for busy professionals, retirees, small families or investors who are searching for easy care living in a superb and convenient location. The home offers three spacious bedrooms with a segregated master and ensuite, separate dining room, well-equipped kitchen, and two separate living spaces providing flexibility to various lifestyle needs. One living area is currently set up as a sitting room/study where you can gaze out to the unique and colourful birdlife mural that adorns the central courtyard wall. The main living area flows effortlessly out to a peaceful and elevated deck where you can sit and listen to the birds in song. The villa also conveniently backs on to green space, accessible via the rear gate - ideal for kids and pets to play. To complete this package is your double car garage with remote access which is located right at your front door! With Mount Painter Reserve and Aranda Bushland nearby, nature lovers can relish outdoor activities and scenic walks. For everyday necessities, the Jamison Plaza is only a short distance away as are popular educational facilities including the Aranda Primary School, Radford College, Canberra High School, University of Canberra and the ANU. Additionally, being minutes from the Belconnen Town Centre and City Centre ensures easy access to a myriad of amenities, from shopping centres to entertainment options. If you're after a morning coffee, either Two before Ten at the Aranda shops, or Little Oink at the bustling Cook shops are only a short stroll away. At a glance: -Three bedroom split level villa -Secure front gate entrance -Three spacious bedrooms; two with built in robes -Master bedroom with corner windows, custom built wardrobe with smoke mirrored sliders and ensuite -Two segregated living areas -Waterproof timber flooring to living areas -Spacious kitchen boasting a Bosch stainless steel dishwasher, ceramic cooktop, brand new double pyrolytic oven, and abundant bench and cupboard space -Main living room with cathedral ceilings and leafy outlook views -Spacious sitting area/study with generous storage and sliding door out to courtyard -Bedroom two; with views to courtyard -Bedroom three; with world map and views to rear garden -Sparkling main bathroom with separate shower -Separate toilet -Central dining room with skylight -Ducted reverse cycle heating and cooling -Separate laundry with linen cupboard -Double garage with remote access -Paved central courtyard with Australian birdlife mural -Elevated timber deck overlooking the rear garden -Rear gate access to green space -Outdoor storage cupboard, ideal for gardening tools -Solar panels - 30 panels - 11.1kW - Fronius Solar Inverter - 8.2kW -Friendly neighbourhood -Low maintenance native gardens Stats: Home size: 138sqm EER: 3.0 Year built: 1980 Rates: \$2,899pa Land Tax if rented: \$1,886pa Body Corp: \$2,499pa *** You may be asked to remove your shoes upon entry to the open home. We apologise in advance for any inconvenience this may cause and thank you for your co-operation and understanding.***