

**5 Morphy Place, Cook, ACT 2614**



**House For Sale**

Saturday, 25 November 2023

5 Morphy Place, Cook, ACT 2614

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 493 m2**

**Type: House**



Phyllis Tidmarsh  
0439795369



Eva Bustamante Gonzalez  
0403699613

## Auction 16/12/2023

Exquisite manicured gardens are among the many highlights of this immaculate split-level home which is positioned at the end of a friendly cul-de-sac. Another bonus is the huge studio overlooking the rear enclosed courtyard. Currently set up as an artist's workspace with its own entrance, this could easily become a rumpus, games room or accommodate extended family. Exposed rafters and a stylish bay window to the formal lounge room lend an air of subtle sophistication while the room benefits enormously from through-and-through views of the verdant surrounds. A covered entertainer's terrace is the ideal spot to soak in the greenery and enjoy alfresco dining, while a formal dining room plus a casual meals/family space inside provides plenty of cool-weather options. Three sizeable bedrooms are positioned tranquilly in their own easterly wing with a chic main bathroom. Both the master and one of the secondary bedrooms offer a tranquil setting looking onto a private courtyard. The roomy master also features a walk-through wardrobe and neat ensuite. Living in this easy-care home puts so many conveniences within easy reach, from schools and much-loved cafes and to sports grounds. If you enjoy the outdoors, you are only minutes to the popular Aranda bushland trails and Mt Painter nature reserve. Another highlight is the many bike/walking paths that take you directly to the Belconnen shops, Lake Ginninderra and to Lake Burley Griffin and over Scrivener Dam in the opposite direction. This is the perfect haven for those who are commencing their ownership journey or those looking to downsize.

Special features:- Stunning separate title freestanding home - no body corporate- Cul-de-sac location- Three bedrooms; all with built in robes- Secluded courtyard garden entrance- Formal tiled entry- Sunken north facing living room with large bay window - Separate dining room with RC/AC- Open plan kitchen and family room- Updated kitchen with white cabinetry, ceramic cooktop, new oven, Smegdishwasher, and breakfast bar- Spacious main bedroom with walk through his/her wardrobes and ensuite- Ensuite with new shower screen- New window treatments- Evaporative cooling and ducted gas heating throughout- LED lights - Aluminium double-glazed windows throughout - Sparkling main bathroom with stone benchtop and separate shower- Separate toilet- Separate laundry - 20 solar panels - 5 kW- Spacious detached studio ideal as a home office with built in desk/artroom/teenagers' retreat- Covered outdoor entertaining area- Double carport with roller doors (one automated)- Immaculate formal gardens surrounding the home, with two flowering cherrytrees the main attraction to the rear courtyard - 3,000L water tank with pump, automatic drip water system both to front and rear gardens - Raised Colorbond veggie garden- Manageable 493 sqm block - Side gate access with a short stroll direct to the Jamison Plaza- A short 3 minute walk to the closest bus stop on Lyttleton Crescent, with the convenience of a direct route to either Belconnen or the City Centre- Close to Canberra High School, Aranda and St Vincent Primary Schools

Stats: EER: 3.0 Year built: 1979  
UV: \$587,000 (2023) Block size: 493 sqm Residence: 132 sqm Studio: 19.60 sqm Enclosed Carport: 40 sqm Rates: \$3,324 pa Land Tax if rented: \$5,725 pa\*\*\* 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.\*\*\*