

62 Wybalena Grove, Cook, ACT 2614

Sold Townhouse

Thursday, 12 October 2023

62 Wybalena Grove, Cook, ACT 2614

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 158 m2

Type: Townhouse



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\$1,075,000

****AUCTION ON SITE - 10am this Saturday 4/11/2023 - Bidder registrations from 9.30am**** Laying claim to arguably the best located townhouse in 'Wybalena Grove', number 62 is a wonderful find, providing an oasis of calm and privacy, discretely immersed amongst an impressive, panoramic, bushland setting. Set at the end of an exclusive cul-de-sac, award winning architect, Michael Dysart captures a unique, innovative design, epitomising late twentieth century Sydney regional style with a classic 70's architectural appeal. Showcasing a stepped design with a solar passive orientation and bricks specifically chosen to match the bark of surrounding eucalyptus trees. Further enhanced by large, cedar picture windows that capture picturesque vistas into the native canopy, dark tiled roofs, stained timber posts and beams cascading over 4 levels with separate living areas, study, 3 bedrooms, 3 bathrooms and covered car accommodation. Floor to ceiling sliding doors create a seamless indoor/outdoor transition onto private alfresco areas, all enjoying an incredible landscape environment attracting an array of stunning, exotic bird life. An opportunity for sure to add your own 'style and flair', to 'make your mark' however in its original state, there is a lot to like with so much warmth, character and charm on offer. A rare yet great opportunity and bespoke for those who appreciate a close contact with nature, community living with a secluded, private lifestyle plus the historical significance and heritage context of the 'Grove'.
ABOUT WYBALENA GROVE<https://designcanberrafestival.com.au/news-item/wybalena-grove/ABOUT THE ARCHITECT, MICHAEL DYSART><http://www.canberrahouse.com.au/people/michael-dysart.html>.
THE HIGHLIGHTS:
-unique, multi-level townhouse with a choice of internal and external living and entertaining areas -exudes, warmth character and charm in an enviable bush land setting-panoramic bushland views through the majority of internal windows-surrounded by friendly male and female king parrots, gang gangs, rosellas and magpies-extended lounge room with slow combustion fire and brick feature walls-sun filled family room with brick feature wall and sliding door access onto the outdoor entertaining deck with views to Mt Painter-light filled kitchen with Australian hardwood timber tops and dishwasher-generous dining area -mezzanine study with stunning feature half glass ceiling and storage-upstairs bedroom offers built in robe with additional storage behind the bed and feature half glass ceiling-downstairs bedrooms x 2 - 1 with a built-in robe and the other with a walk-in-robe -bathrooms x 3 and laundry presented in original condition-linen cupboard-ducted gas heating -reverse cycle wall mounted air conditioner in upstairs bedroom -solid timber floors on the upper level -feature timber railing, solid timber, and cork flooring plus carpets-secluded, well shaded underdeck entertaining area -backyard sliding door access from downstairs bedrooms-private paved and landscaped courtyard on arrival -meandering stairwell from the entertaining deck to the rear -paved secluded backyard with flowering established gardens and classic a brick BBQ- secluded upstairs alfresco nook ideal to relax, read or just enjoy the serenity of the quiet bushland setting
THE LOCATION:-easy access to Glenloch Interchange, connecting Cook to Civic, Woden and the Southside. -a short drive to Jamison Centre, Belconnen and Civic.-proximity to a choice of educational facilities including Koala Playschool, St. Vincent's and Aranda Primary Schools, Canberra High, Hawker and Radford Colleges and the University of Canberra -walking trails to Mt Painter reserve at your doorstep
ADDITIONAL INFORMATION:-Block: 1 Section: 37-Unit Plan: 116-EER: 0-Year built: 1977 -Living area: 158m²-Land size: 211m²-Body Corporate Fees- \$750 per quarter-Body Corporate Manager: Civium Strata - 1300 724 254-Land rates: \$821 per quarter
All values and measurements are approximate.*Please note: The floor plans and aerial photographs with any highlighted boundaries provided on this website may not be entirely accurate and are not necessarily to scale. They are intended as a guide only and must not be relied upon. In addition, the property information provided has been obtained from sources we deem to be reliable, however, Michael Potter Real Estate cannot guarantee its accuracy and persons should rely on their own due diligence.
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