

**83 Wybalena Grove, Cook, ACT 2614**

home by holly

**Townhouse For Sale**

Friday, 19 January 2024

83 Wybalena Grove, Cook, ACT 2614

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



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## Auction 5:30pm Thursday 8 February

Bathed in the colours, textures, sounds of the bush, this gorgeous single level three-bedroom townhouse, is located in a secluded position of only four homes. Nestled within 11 acres of beautiful reserve, in the sought-after suburb of Cook, Wybalena Grove gifts a tree-change, smack in the heart of the city. Each unique townhouse is enfolded within a leafy privacy, opening to an unbounded expanse of native flora and fauna. Designed by renowned architect, Michael Dysart, the complex is an example of the 20th century Sydney regional style. Collaboratively built, the buildings were designed to blend within the site, offering a combo of seclusion and easy access to communal spaces. A sun dappled bushland path edged with banksias and eucalypts opens to twin courtyards that front the timber and clinker brick form. The paved northern terrace is bathed in sunlight and the frontage welcomes with its terracotta roof, walls of transparent glazing and solid timber door. The flexible central living space is characterised by timber joinery and walls of sliders that open to a screened garden room. Beyond lies the endless provocations of the bush with its frequent birdlife and peaceability. To the north there is space for a small office or library beneath a wall of ribboned glass panels. Rich parquetry timber flooring flows underfoot as the large dining area merges to kitchen set within the northern corner. A large window receives the sun and native array, as clear finished timber cabinetry meets slate grey worktops and white tiled splashback. There is a lovely organic simplicity here in accordance with the surrounds, and excellent functionality with storage spots for everything. All three bedrooms enjoy ample natural lighting and private outlooks onto the leafy domain. Sliders open from the master bedroom, welcoming light and air and views to the garden terrace. In keeping with the minimalist soothing aesthetic of the entire home, each room offers built-in cabinetry for seamless storage. The family bathroom houses a graceful floating timber vanity and is finished in mosaic tiling. Cook occupies a leafy corner in the Belconnen district and is flanked by reserves. Boasting thriving community gardens, parkland, Mt Painter reserve, walking and biking trails, it is a mere 8 minutes' drive to the Arboretum. A short stroll will see you to the local shops, home to the popular cafés - Little Oink and To All My Friends. Aranda shops are close by, with the famous, Two Before Ten, coffee shop, a popular gathering spot on Saturday mornings. features..peaceful three-bedroom single level townhouse in the coveted Wybalena Grove in a secluded position of only four homes. incredible natural light and garden/bushland views from every room. spacious carpeted living area with study/library nook. adjacent open dining space flowing to kitchen. glass sliders opening to screened garden room that drifts to native garden. modern timber kitchen with banks of cabinetry, black countertops, gas hob, wall oven and dishwasher. north facing twin front courtyards with low maintenance landscaping and native plants. three generous bedrooms with built in robes and floor to ceiling windows. master bedroom with double built-in-robe and sliders that open to rear terrace, gardens and bushland beyond. family bathroom with floating timber vanity and bath. internal laundry with banks of storage and direct access to northern courtyard with potting/garden shed. electric wall heater in living. single carport plus easy access to visitors parking. beautifully maintained communal facilities including playing field, pizza oven, playgrounds and tennis courts. solar generation system powers the lighting to the public areas..handy to public transport. not far from the ANU, University of Canberra, CSIRO, and the CBD. short walk to local primary & secondary schools. close to the Jamison Shopping Centre and the Belconnen precinct. 0.5 body corp. \$2,806.16 pa Land rates: \$2,400.00 pa (approx) Land tax: \$2,595.00 pa (approx)