

86 Wybalena Grove, Cook, ACT 2614

home by holly

Townhouse For Sale

Tuesday, 7 May 2024

86 Wybalena Grove, Cook, ACT 2614

Bedrooms: 3

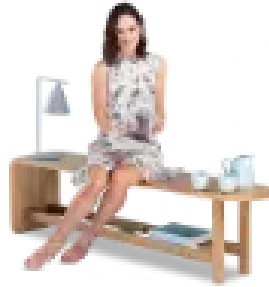
Bathrooms: 2

Parkings: 1

Type: Townhouse



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$1,200,000+

...realises the dream of Michael Dysart, the famous architect who brought the 20th century Sydney regional style, in all its organic glory, to Canberra. Now historic, coveted and honoured, Wybalena Grove is a significant and celebrated part of Canberra's inner urban architectural landscape. There is a feeling as you enter Wybalena... an exhale, as the soothing enclosure and peace of the bush answers a yearning for retreat, and the bustle of the city falls away. Rose House sits within lush established gardens meeting adjacent parkland. This beautifully extended and fully renovated three-bedroom townhouse is ideally placed within the heart of the 11 hectare bush development, balancing privacy with ease of access to the shared spirit at work in the Grove, with vegetable gardens, pizza oven, playground, tennis court and transport links only a few steps away. A modern chameleon, Rose House offers a flexible family home or a superb executive retreat, including excellent options for working from home. Timber joinery, earthy ceramics, and warm oak flooring speak to the natural surrounds. Expenses of glazing frame immersive leafy scenes, allowing the light the stream deep into the home. Established gardens delight across each season with showy displays of colour and perfume. Unfolding across three levels, rose house has matured into a unique and large floor plan within Wybalena. Terraced pathways connect the remote access garage to a welcoming foyer, with soaring voids and chandelier, gifts intriguing glimpses to the upstairs and the social arena below, all ribboned with golden sunlight. This entry level includes sliding doors to private courtyard, a modern bathroom and laundry, and a secluded bedroom or option for a private home office. Timber stairs lead down to open plan living around a warming gas log fireplace. Ducted evaporative cooling insures comfort across the seasons. Timber framed walls of glazing create a cathedral of light and options for flowing living and dining areas. There is an open drift via sliding doors to a secure rear deck that gifts an immersive outdoor moment. Mature exotics and water features create a peaceful oasis and give way to the sanctuary of open bushland. The adjoining modern galley kitchen and breakfast nook is well-designed around stone worktops and banks of cabinetry and full height storage, providing space for everything. Floating timber stairs lead up to two additional bedrooms that centre around a second bathroom with skylight, frameless shower, bathroom and twin vanity basins. The master bedroom benefits from built-in robe and a walk-in dressing room, well equipped with built-in drawers. The second bedroom also has ample storage with its wall of mirrored robes. Both bedrooms graciously welcome the surrounding bushland as timber sliders open to private Juliette balconies, floating among the treetops. Cook occupies a leafy corner in the Belconnen district and his flanked by reserves. Boasting thriving community gardens, parkland, Mount Painter reserve, walking and biking trails, it is a mere eight minute drive to the Arboretum. There is easy access to Jamison Plaza, Belconnen precinct, and Aranda shops. The home is also close to transport, local schools, the AIS, Bruce Stadium, CIT and the UC. And only 10 minutes drive to the CBD and the ANU. Features; North facing, and light filled, with garden/bushland views from every room. Flexible living, ample storage, two bathrooms. Beautifully planted with standard white roses, flowering perennials, azaleas, camelias and rhododendrons. Gated secure courtyards and remote controlled garage. Generous foyer with high voids and chandelier lighting steps down to open plan living offering beautiful light and dialogue with landscape comfort assured across all seasons with gas log fireplace, ducted evaporative cooling and electric heating. Floating European oak timbers, large format ceramic flooring and soft grey carpet to bedrooms. Modern galley kitchen and breakfast nook/ butler's pantry nook opening directly to entertaining deck with banks of storage including adjacent wall of full-height cabinetry, stone worktops, Euromaid wall oven and cooktop, rangehood and Dyshlex dishwasher. Under stair storage. Bedroom one on the ground level with raked ceilings, wall of built-in robes and views to front courtyard. Adjacent new bathroom with combined laundry and built-in storage. Bedroom two upstairs, with built-in robe and private Juliette balcony. Main bathroom with frameless shower, separate bathtub and twin vanity basins. North facing rear deck with mature exotics, water feature and paved pathway to open bushland. Peace of mind with Crimsafe doors and screens on lower levels. Centrally located with beautifully maintained communal facilities including ample visitors parking, playing field, pizza oven, playgrounds, tennis courts and vegetable gardens. eer 1.5 .uv \$213,003. rates \$1,335. land tax (if rented) \$1,535. lower floor 92.48m2. garage and storage 28.25m2. upper floor 44.20m2. total 136.6m2