

9 Clisby Close, Cook, ACT 2614



Sold House

Thursday, 12 October 2023

9 Clisby Close, Cook, ACT 2614

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Type: House



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\$1,315,000

Bookended by a child-friendly neighbourhood playground to the front and the Mt Painter Nature Reserve which is accessible from the backyard, this split-level home on a quiet loop street feels a world away from urban living, yet the much-loved Cook shops can be reached in a gentle 10-minute stroll and Jamison Plaza is less than 4 minutes by car. Bright and airy thanks to its northerly orientation, added insulation and large double-glazed windows, it's a home that benefits from an energy rating of 5.0. The home is an entertainer's delight with an elevated deck plus a covered terrace to the rear where you can enjoy gatherings with family and friends year round. For those who love nature there are many outdoor spaces where you can sit and relax while overlooking the established native gardens and listening to the birdlife in song. The bushland backdrop also offers a peaceful setting with glimpses of Black Mountain. Even the huge family bathroom capitalises on the views with an incredible bathtub that's oriented below a picture window to encourage soaking time while watching the changing scenery and even horses grazing in the paddocks beyond. The main living areas embrace natural materials, with parquet floors providing a visually dynamic foil to the sleek stone benchtops of the well-laid out kitchen. A raked ceiling to the sunken lounge adds substance and sophistication while glass balustrades to the dining room maintain the open feel. All four bedrooms are peacefully segregated away from the living areas and benefit from the tranquil setting and garden views. Great car accommodation here includes a large double garage plus a gable-roof carport that can easily fit two extra vehicles, a caravan or trailer. As the locals will love to tell you, the location offers all the conveniences of a suburb on the fringe of the city with easy access to popular educational and retail facilities with the City Centre only minutes away. Westfield Belconnen, AIS, North Canberra Hospital and bushland walking trails are also right at your doorstep. At a glance: * Split level four bedroom family home * Welcoming undercover front porch * All bedrooms with built in robes and 100% wool carpet * North facing living room extension with glass balustrade, cellular blinds and stainless steel ceiling fan * Double glazed windows throughout * Ducted gas heating throughout * Extended master bedroom * Chic style bathroom with floor to ceiling tiles, vanity stone benchtop, walk in shower, toilet and bath with tree top outlook * Separate powder room and second toilet * Open plan living dining, kitchen and family room with timber parquet flooring * Updated kitchen with stone benchtops, island bench/breakfast bar, walk in corner pantry, Chef dishwasher with a Blanco induction cooktop and oven * Two segregated living areas * Generous storage throughout * Family room with views over rear deck and beyond to reserve * European laundry * Gate to reserve * Garden shed * Spacious covered outdoor entertaining area * Expansive elevated timber deck (construction 2023) * Added insulation in walls assisting with an impressive high 5 star energy rating * Updated electrical switchboard * Instant gas hot water * Oversized double garage * Expansive carport * Low maintenance native gardens with irrigation * Playground and park directly opposite * Peaceful cul-de-sac location Stats: Block size: 858sqm UV: \$785,000 (2023) EER: 5.0 Year built: 1972 Rates: \$ 4,263 pa Land Tax if rented: \$7,185 pa