

**13 Clisby Close, Cook, ACT, 2614**



**House For Sale**

Thursday, 10 October 2024

13 Clisby Close, Cook, ACT, 2614

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Phyllis Tidmarsh

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## Stunning Sunlit Sanctuary, Backing Reserve

An enchanting combination of seamless design and stunning modern renovations-nestled within delightful flowering gardens-come together in this gorgeous family retreat. The setting is as idyllic as the beautiful gardens, with a park at the front door and Mount Painter nature reserve at the back fence.

Exquisitely executed renovations with tones of crisp white and rich timber floorboards beautifully complement the charm of soaring raked ceilings and split-level living-all awash with sunlight-creating a warm and welcoming living space.

The striking centrepiece of the open-plan living area is the curved kitchen island, giving an organic feel to the sleek kitchen. Overlooking the spacious living area and with bi-fold doors opening to the deck beyond, this space has been designed for seamless entertaining. Each of the three bedrooms are well appointed and carpeted for comfort, sharing a light and airy bathroom. A bonus is the additional room off the garage, ideal as a home office or studio, with high ceilings and an inspiring garden outlook.

One of the many joys of this home will be wandering through its abundant flowering gardens, evoking the charm of an English cottage. Follow the steps to the sheltered pocket of lawn, entertain in the outdoor area with bespoke sandstone seating, or enjoy a quiet coffee on the sun-drenched deck-this yard will truly delight.

Its proximity to nature, country feel, and private cul-de-sac position add to the property's charm without compromising convenience. Schools and Jamison Plaza are minutes away, with buses and the popular Two Before Ten Café within walking distance. Cook's central location is less than 10 minutes from Belconnen and 15 from the city, offering the perfect balance between peace and accessibility.

With nothing to do but pop the kettle on and plan your next garden tea party, you'll immediately feel at home in this tranquil retreat.

### Quality features:

- Three-bedroom, split-level home
- Ideally backing reserve
- Welcoming front entrance
- Custom-made timber front door
- Spacious master bedroom
- Master suite and bedroom two with built-in robes
- Bedroom three with sliding door access to rear garden
- Sparkling bathroom with separate shower
- Sunken living room with raked ceiling, picture window and abundant natural light
- Wool carpet in bedrooms and living areas
- Kitchen with unique curved island bench, stone bench tops, quality appliances including gas cooktop and dishwasher
- Open plan kitchen and dining room opening out to a North facing, private deck
- Bi-fold doors to the back garden
- Quality window treatments throughout
- Wrap-around deck at the rear of the home
- Magnificent gardens
- Ducted reverse cycle air conditioning
- Designated outdoor entertaining area with sandstone seating - perfect for year-round gatherings
- Studio off the garage - ideal as a home office, art studio, or retreat
- Paved driveway
- Single garage with additional carport
- Ample off-street parking

- Peaceful cul-de-sac with playground opposite

Home size: 112sqm + 52sqm car accomm

Block size: 929sqm

EER: 5.0

UV: \$785,000

Year built:1989

Rates: \$4,661 pa

Land Tax if rented: \$9,546pa