

21 Clisby Close, Cook, ACT, 2614



House For Sale

Thursday, 22 August 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



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Classic Family Home in Cook with 1,126sqm of Potential

Space and opportunity abound with this classic family home in Cook. Sitting on an expansive 1,126sqm block with the potential to extend, rebuild, or add a second dwelling (STCA), land of this size in Cook is rare indeed. With its peaceful location and walking proximity to Cook shops, it's no surprise this fantastic family home has been tightly held for so long.

A solid build, this home is brimming with retro charm and modern potential with four bedrooms, two bathrooms, a large L-shaped kitchen, dining and casual living area, and a separate formal lounge - you have the perfect bones for a makeover. An added bonus is the versatile sub-floor storage area that could become a games room, studio, home office or media room.

There's no hurry to renovate, though. Well maintained, this home is ready to welcome you as is while you plan for your future. Ducted heating and evaporative cooling ensure climate comfort, a double garage, carport, and external toilet and hand basin add extra functionality. The covered alfresco provides the perfect spot to host a barbeque or relax while the kids and pets run around in the massive yard.

Endless opportunities present themselves with this much yard space. Add a second dwelling (STCA), a granny flat for multi-generational living, a pool, or an extension. If you have the vision, then we have the opportunity.

Cook is one of Canberra's most popular suburbs thanks to its central location, easy access to the city and Belconnen, leafy streets, and proximity to nature reserves. This lovely home is nestled in a loop street featuring a central park that's practically a hidden secret for street residents. The popular Cook shops with Cook Grocer, To All My Friends & Little Oink Cafe are a short walk away, while the Aranda Primary School Jamison Plaza, and Belconnen are within a five-minute drive. The Macquarie Primary School is a short stroll to the School's front gate.

Land this size is a rare commodity in Cook. Location, size, and endless potential combine to create an opportunity that's simply too good to miss.

Features to the home:

- Extended four-bedroom family home
- Expansive 1,126sqm block - perfect for a second dwelling
- Welcoming undercover front porch
- Main bedroom complete with ensuite
- Sunlit kitchen with gas cooktop, ample cupboard and bench space
- Extended north-facing family and dining rooms
- Main bathroom with separate shower
- Separate toilet plus additional toilet and basin downstairs
- Separate laundry with backyard access
- Ducted gas heating throughout
- Evaporative cooling throughout
- Established landscaped gardens
- North facing covered entertaining area
- Sub-floor playroom/storage area
- Double side gate access - perfect for tradies trailers or caravan
- Peaceful cul-de-sac location with playground and park directly opposite
- Double car accommodation with automatic roller doors
- Colorbond fencing to two sides
- Oversize single carport
- Generous off street parking

Home size: 178 sqm
Block size: 1,126 sqm
Built: 1972
UV: \$719,000 (2023)
EER: 1.5
Rates: \$4,329 pa
Land Tax if rented: \$8,727 pa