

44 Bourne Street, Cook, ACT, 2614



House For Sale

Wednesday, 4 September 2024

44 Bourne Street, Cook, ACT, 2614

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Unveil the Hidden Charms of this Renovated Gem in Leafy Cook

The charming first impression of the leafy front garden and unimposing facade will not prepare you for the exquisite interior that unfolds as you step through the front door of this stunning property.

You will be transported into a world of spacious, modern elegance defined by soaring lofted ceilings, abundant light pouring through clerestory windows, and a kitchen that is as much an architectural statement as a functional cooking space.

Three generous-sized bedrooms - the main with walk-in robe and ensuite - are complemented by a modern bathroom with luxury in-slab heating and a bath to melt away the stresses of the week. The step-down lounge offers a cosy spot to gather in front of the slow-combustion fireplace, while the designer kitchen features an abundance of stone-topped bench space, ample storage, and is fully equipped with quality appliances to meet all your culinary needs.

The living space extends to the private, covered alfresco area, conveniently accessible from the kitchen for effortless entertaining. Muted light filters through the pergola, and the gentle touch of greenery trailing along the brick wall gives this space an elegant English garden ambience, making it a delightful spot for enjoying a relaxed Sunday brunch or afternoon barbeque.

Follow the path, and you'll find even more surprises! A generous-sized backyard beyond, with established landscaping, raised garden beds, and a leafy, low-maintenance oasis brimming with the buzzing of busy bees and the chatter of birds.

Everything you expect from a modern home is included: an automatic double garage, European-style laundry, heating and cooling, and quality finishes throughout.

Cook is one of Canberra's most highly rated suburbs for its tranquil and leafy surrounds and proximity to nature, and this home is no exception, tucked away amongst the trees at the end of a small cluster of courtyard homes. Its central location means you are perfectly positioned near all amenities, with Cook, Aranda, and Jamison shops and cafes all an equal leisurely stroll away. Also close by is the popular Aranda Primary School, Radford College, Canberra High School and the University of Canberra and the ANU. With easy access to arterial roads, you are perfectly placed to enjoy both the escape of nature and the vibrancy of the city.

This stunning home is a truly unique opportunity to enjoy refined modern comfort in a highly sought-after setting. Don't miss your chance to explore this enchanting property-schedule a viewing today and prepare to be amazed!

Special features:

- Spacious three bedroom split level villa
- Stylish and spacious kitchen with stone benchtops, island bench and generous storage
- Quality kitchen appliances, ceramic stove top and convenient double fridge space
- Open plan kitchen and dining room with courtyard access
- Dining room with lofted ceiling and exposed timber beams
- Cozy sunken living room with sliding door access to rear garden
- Main bedroom complete with skylight, huge walk in robe and courtyard access
- Renovated ensuite with in slab heating and heated towel rail
- Renovated main bathroom boasts in slab heating & heated towel rail
- Bedroom two with built in robe
- Bedroom three with built-in wall bed and cupboards
- Quality Velux blinds throughout

- Unique cylindrical slow combustion fireplace
- Reverse cycle conditioning unit to living room
- Evaporative cooling
- Private leafy outlook from all rooms
- Tucked away European laundry
- Additional storage to hallway
- Expansive covered Alfresco, perfect for extending your living outdoors
- Beautifully landscaped, low maintenance gardens
- Two vegetable garden beds
- Double garage with automatic roller doors
- Friendly neighbourhood
- Nestled within a small cluster of villas
- Only one neighbour with adjoining courtyard wall
- Backyard with gate access to lush parkland
- Visitor parking spaces
- Within close proximity to Mount Painter Reserve and Aranda Bushland
- A stone's throw away to Jamison Plaza
- Popular educational facilities include the Aranda Primary School, Radford College, Canberra High School, University of Canberra and the ANU
- Short drive to Belconnen Town Centre and City Centre

STATS:

Home size: 138 sqm

Garage: 37 sqm

EER: 2.0

Year built: 1980

Rates: \$2,114 pa

Land Tax if rented: \$3,034pa

Body Corp: \$3,276pa