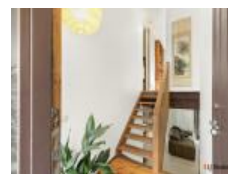


44 Wybalena Gr, Cook, ACT 2614

Sold - 20/07/2022

Townhouse 2  1 



Wybalena Grove. Need I Say More?

Auction Location: In rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Tightly held. Highly sought. Architecturally designed. Bushland setting. Hidden Gem. Amenity. Location. All easy to wish for but a whole lot harder to find in a townhouse complex - unless we're talking about Wybalena Grove!

The good news is that we are and it's an absolute pleasure to bring townhouse number 44 to the market and offer you the opportunity to become part of the most unique developments in Canberra.

Designed by Michael Dysart. Wybalena Grove takes advantage of almost 30 acres of bushland on the slopes of Black Mountain and offers a lifestyle you just cannot find anywhere else. The result is stunning and now means you can find yourself waiting years for an opportunity like this.

The property boasts a tick over 110m2 of living space but, with a unique quad-level design, feels so much bigger. The lounge and dining rooms are on the ground floor and make the absolute most of a northern orientation and have sliding door access to a lovely big courtyard. The kitchen, laundry and bathroom are split over two mezzanine levels while the bedrooms and dedicated study are on the top level along with a full width balcony that makes even more use of all that northern sun.

Not only is the complex one of Canberra's most coveted the location is also second to none and is close to awesome local shops at Cook & Aranda and larger centres at Jamison and Westfield Belconnen as well as being just a short drive to the City Centre, ANU, Canberra University and the AIS. Residents will also enjoy access to the Wybalena Community Gardens, tennis courts and BBQ areas.

This once in a generation opportunity is sure to attract a lot of interest; so don't miss your chance and come along to the next open home or call Andrew on 0403 169 259 to answer any questions.

Features:

- Two bedrooms with built in robes
- Study nook
- Quad-level layout with high ceilings throughout
- Bathroom with combination bath & shower and combined laundry
- Open plan living and dining room with floor to ceiling windows

Listed By

Andrew Browne

Open for Inspection

By Appointment.

