







16 Clisby Close, Cook

Delightful Family Home in Cook!

Set in the heart of tightly held, family-friendly Cook, this highly versatile residence presents a rare and exciting opportunity to secure space, flexibility, and lifestyle in one of Belconnen's most desirable pockets. Positioned directly opposite a peaceful central park, the home offers a tranquil outlook and a safe, open environment where you can play freely while you relax on the expansive front deck-an ideal setting for entertaining or simply unwinding in the sunshine.

This beautiful residence showcases a functional open-plan design that seamlessly connects the living, dining, and kitchen areas. At the front, a charming deck overlooks the property's true centrepiece a picturesque, landscaped garden framed by a unique U-shaped circular driveway, complete with a serene pond and fountain. It's a setting that feels private, inviting, and truly special. Accommodation is generous, with four well-proportioned bedrooms (or three plus study), all enhanced by ceiling fans, while the home is further complemented by ducted gas heating, reverse cycle air conditioning, and quality inclusions such as Miele appliances.

Adding exceptional value and flexibility is the separate studio retreat currently configured as a two-bedroom space with its own bathroom and spacious living area. Whether utilised as a teenager's retreat, guest accommodation, home business, or tailored for multi-

4 2 2

FOR SALE
$999,000+

VIEW
Sat 21st Nov @ 9:45AM - 10:15AM

AGENTS

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Interested parties must rely solely on their own enquiries.

generational living, this additional dwelling opens the door to a wide range of lifestyle options.

Set on a substantial parcel with established, easy care native gardens, a secure yard, and a designated vegetable patch, the property is both practical and full of future potential. A circular driveway provides ample off-street parking, while a fully automated irrigation system ensures effortless upkeep. Energy efficiency is also a standout, with a recently upgraded solar system and premium feed-in tariff delivering excellent long-term savings.

The location is simply superb. Enjoy a quiet loop street with a strong community feel, just a short stroll to local Cook shops, quality schools, and public transport with direct routes to ANU, Belconnen, and the City Centre. You're also within easy walking distance to the Jamison Centre and the stunning walking trails of Mount Painter Nature Park and The Pinnacle-perfect for weekend adventures.

Solid, spacious, and brimming with potential, this is a home that caters to today's needs while offering exciting scope to enhance and add value over time. Whether you're a growing family, investor, or seeking a flexible multi-generational setup, this is an opportunity not to be missed.

Please give Lukas Cole a call for further information or to book a private inspection.

Property Info:
Rates: $4,258 pa approx
Land Tax: $8,518 pa approx
EER: 1

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MORE DETAILS

Property ID	2H23F9Q
Property Type	House
House Size	120 m2
Land Area	894 m2
EER	1

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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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