

**122 Bandjalong Crescent, Aranda, ACT, 2614**



**House For Sale**

Thursday, 9 January 2025

122 Bandjalong Crescent, Aranda, ACT, 2614

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Treston Bamber

0488488956

## Classic Meets Contemporary in this Beautiful Family Haven

Contemporary updates have infused this classic home with a modern aesthetic that perfectly complements the charm of high raked ceilings and exposed beams, resulting in a family home that is stylish, comfortable, and ready to be enjoyed.

Flooded with natural light and offering a leafy outlook from almost every angle, this home features a generous L-shaped lounge and dining area with timber-look floors and a delightful wood fireplace, inviting you to gather around with a board game and a hot chocolate during the cooler months.

The modern kitchen is stylish and functional, showcasing marble-look flooring, timber benches, ample storage, and stainless-steel appliances, including a gas cooktop and dishwasher.

Completing the layout are three comfortably appointed bedrooms with built-in robes and plush carpets. The secondary bedrooms share a fully tiled bathroom with a bath and separate toilet, while the main boasts an ensuite and access to the private front courtyard. Upstairs, an additional room offers versatility as a study, sitting room, or fourth bedroom.

Additional features include a spacious laundry room with mirrored storage, a single carport with extra off-street parking in the driveway, central gas heating, and split-system air conditioning in the living area and main bedroom for year-round comfort.

Two outdoor spaces offer serene, leafy retreats for relaxing, alfresco dining, or entertaining friends. The private, walled front courtyard, framed by established flowering gardens, enjoys a sunny, northerly aspect-perfect for soaking up the sun. The rear yard is equally inviting, featuring a spacious entertaining deck ideal for weekend barbeques, terraced gardens elegantly bordered with blue stone walls, and neatly mulched, irrigated beds so you can sit back and savour the tranquillity.

Enjoying a quiet, leafy location in a great neighbourhood, this home offers easy access to everything you need. A short stroll takes you to parks, nature reserves, public transport, quality schools, and the popular Two Before Ten café for a relaxed coffee. Nearby Jamison Plaza ensures everyday convenience, while Belconnen town centre, hospitals, and the university are all within easy reach.

Don't miss the opportunity to make this beautiful family home in a sought-after location your own. Contact our office today to arrange a viewing and experience all the charm for yourself.

Auction Details - This home will be auctioned on site on Saturday 1st February 2025 at 12:00pm - Unless sold prior to.

### Features -

- Updated, classic brick home on a 795m<sup>2</sup> block
- 3 beds with BIR + 2 baths + a powder room
- Main bedroom with ensuite & courtyard access
- L-shaped living, dining, meals, & kitchen area
- Private upstairs study/rumpus room/retreat
- Ducted gas heating, split-system a/c, wood fireplace
- Large laundry room with storage + single carport
- North-facing, walled, & paved front courtyard
- Fenced yard with low-maintenance landscaping
- Paved & decked entertaining space, stone walls
- Walk to quality schools, parks, buses, & cafes
- 5-mins to Jamison Plaza, 7 mins to Belconnen
- Easy access to main roads, hospital, university

- Fabulous family home in a sought-after locale

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.