

14 Arabana St, Aranda, ACT, 2614



House For Sale

Thursday, 9 January 2025

14 Arabana St, Aranda, ACT, 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



Treston Bamber

0488488956

Beautifully Presented, Exceptional Location

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The event will begin at 9:30 am, and a more indicative time for this particular auction will be provided closer to the date.

Privately nestled in the leafy, established suburb of Aranda in a family-friendly location just minutes from schools, parks, and shops, this beautifully presented home offers an exceptional opportunity for comfortable family living in a sought-after location.

Bathed in natural light and boasting a leafy outlook from every window, this thoughtfully designed home comprises three bedrooms, a full family bathroom with a separate toilet, and a spacious, sunlit living area that flows to the dining and kitchen zone. With its fresh modern interiors and gorgeous floorboards, this home is ready for you to move in and enjoy.

The functional kitchen offers plenty of storage, bench space, and a convenient breakfast bar for those busy weekday mornings. Fully equipped with stainless steel appliances, including electric cooking and a dishwasher, it's perfectly equipped to meet the needs of a modern family.

With evaporative cooling, gas heating and new wall and underfloor insulation in addition to the roof insulation, you can enjoy climate comfort all year round. Additional features include a security system, window furnishings-including dual blinds in the living area for privacy-freshly painted exteriors, 5-star energy efficiency rating, a single garage, and plenty of storage under the house and in the shed.

A covered deck extends the living space outdoors, perfect for entertaining or unwinding in the serenity of this private yard. Neatly framed by clipped hedges, the lush lawns offer plenty of space for kids to play, while the garden includes a veggie patch ready for your homegrown produce.

This peaceful location is ideal for families, with Aranda Primary School a short five-minute walk away, along with St Vincent's Primary, playgrounds, and sports fields. Also a short walk away is the popular Two Before Ten Café-great for Sunday brunch or a sneaky coffee after dropping the kids off at school-while Jamison Plaza is a five-minute drive for all your shopping needs. Easy access to arterial roads connects you to the hospital, Radford College, Belconnen Fresh Food Market and Westfield, while the city is just 6km away.

Settle into sweet surrounds with this lovely family home in Aranda. Call the office to arrange an inspection-you're sure to fall in love!

Features -

- Beautifully presented family home on a 660m2 block
- Lots of natural light + timber floorboards + leafy outlook
- 3 beds, 2 with BIR + a full family bath + separate WC
- Light-filled living flows to dining & modern kitchen area
- Kitchen: electric cooking, dishwasher, breakfast bar
- Laundry room, security system, window furnishings
- Climate comfort: evaporative cooling + gas heating
- Single garage + parking in the drive + garden shed
- Fully fenced, grassy yard with covered entertaining deck
- Walk to Aranda Primary, café, parks, sports fields, buses
- Close to Jamison Plaza, minutes to Belconnen CBD
- Close to Radford College, St Vincents, hospital, Uni
- Exceptional buying in a peaceful, convenient location

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.