

46 Nungara Place, Aranda, ACT, 2614



House For Sale

Wednesday, 11 December 2024

46 Nungara Place, Aranda, ACT, 2614

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Double down on entertaining with dual decks and updated kitchen

This is one of those rare homes that evokes lightness of being - a sense of calm, that washes over as soon as you cross the threshold.

It may be the garden views seen from every room through cedar-framed windows that echo the natural palette outside. It may be the play of light across the warm timber floors as the sun moves throughout the day. Or it may be multiple doors leading to the entertainers' decks at both the front and rear that make it seem as if you're truly immersed in an indoor-outdoor lifestyle in every direction.

Slightly elevated and unfurling across a single level, the layout also contributes to interior harmony. The connected living and dining rooms offer through-and-through access to the two decks, supporting the easy flow of guests. The updated kitchen is equipped for ease of catering while a family room off the central hallway has double doors to the backyard, making it a great spot for the kids to move easily from the inside to the backyard. A fireplace in this room also becomes a great attraction for cosy winter games nights.

Four bedrooms include the owner's ensuite retreat with an incredible walk-in wardrobe that's large enough to serve as a dressing room. Another notable feature is the office annexe. Recently renovated and sporting its own entry, it's sufficiently segregated to be the ideal home office and has the added advantage of an incredibly short commute.

If you need to stretch your legs, it's just a 10-minute walk to the popular Two Before Ten café at the dynamic Aranda shops for coffee or follow the suburb's green corridor to the Aranda Bushland Reserve for some longer hikes. Multiple schools are also within walking distance and it's just a 10-minute drive to Belconnen town centre or the Canberra central business district.

FEATURES

- Elevated home with leafy surrounds
- Quiet cul-de-sac
- Two entertainers' decks
- New kitchen with breakfast bar
- Two separate living areas
- Timber floors to living areas and bedrooms
- Ducted gas heating
- Ducted evaporative cooling
- Electric fireplace to family room
- Primary bedroom with ensuite and walk-in wardrobe
- Built in wardrobes to the other three bedrooms
- Family bathroom with floating vanity, vessel sink, good storage and separate bathtub as well as shower
- Laundry with external access
- Productive gardens
- Firepit
- Solar
- Double carport