

48B Bandjalong Cres, Aranda, ACT, 2614



House For Sale

Saturday, 23 November 2024

48B Bandjalong Cres, Aranda, ACT, 2614

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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The Perfect Package: Space, Modern Style, Leafy Surrounds

Nestled in the leafy, family-friendly suburb of Aranda, this contemporary, freestanding home offers an inviting blend of space, style, and easy living. Perfectly appointed and ready to enjoy, is this separate title home an enticing choice for families or investors seeking a low-maintenance lifestyle in a sought-after location.

Thoughtfully designed to offer versatility, the upstairs features three generous-sized bedrooms, perfect for a growing family, with options to use one as a rumpus room or home office. A conveniently located and separate study, family bathroom, and separate toilet complete this level. Meanwhile, the ensuited master suite is cleverly positioned downstairs to create a private retreat for parents or guests.

Two separate living spaces are designed for relaxation and connection, with a formal lounge welcoming you upon entry and a spacious, open-plan family room that flows effortlessly to the outdoor alfresco-perfect for entertaining. At the heart of the home, the designer kitchen is a dream for discerning home cooks, showcasing stone benches, sleek cabinetry, and premium Miele appliances.

The new owner can be assured of year-round comfort with ducted heating, cooling, and energy-efficient double-glazed windows while not having to spend a fortune on bills due to the effective energy rating of 6 stars.

Parking your car is a breeze, with a single lock-up garage offering drive-through access to the backyard, an additional cantilever carport, and extra parking at the front since the replacement of some of the gardens and grassed area.

The outdoor alfresco is an inviting space for weekend barbeques or alfresco dining with family and friends. The five seater spa is located in a private setting and will be an attraction for those who want to relax after a long day in the office. For those who are time poor, the low-maintenance grounds including attractive paving, and stone retaining walls are sure to appeal. There's even a grassed area for pets.

Living in Aranda means being surrounded by nature reserves, tree-lined streets, and parks while staying close to everything. Sought-after schools, including Aranda Primary and St Vincent's Primary, are within walking distance, along with the popular Two Before Ten café at the local Aranda shops. A quick drive takes you to Jamison Plaza, Belconnen Town Centre, or the city, offering everything from shopping and dining to entertainment and amenities.

This is certainly a rare offering not to be missed where you can embrace a lifestyle of modern comfort and convenience in an established, leafy location. This home is your haven for enjoying the best of both worlds.

Special features:

- * Delightful freestanding two-storey home
- * Separate title with no body corporate fees
- * Welcoming portico front entrance
- * Segregated master bedroom with sparkling ensuite
- * Four oversized bedrooms, all with built-in robes and timber laminate flooring
- * Two segregated living areas with convenient tile flooring
- * Family room with access to outdoor entertaining area
- * Convenient powder room downstairs
- * Double-glazed windows throughout
- * Open-plan dining and kitchen
- * Modern kitchen with pendant lights, stone island bench, quality Miele appliances including induction cooktop, soft-close drawers and plumbing ready for your fridge
- * Ducted heating and cooling throughout

- * Designated study nook
- * Main bathroom with separate shower and bathtub
- * Separate toilet
- * Covered and paved outdoor entertaining area
- * Outdoor five seater spa
- * Gas bayonet fitting for your BBQ
- * Separate laundry
- * 2000L water tank
- * Instant gas hot water
- * Modern cantilever carport
- * Single garage with auto door plus a rear door for easy backyard access
- * Low maintenance grounds
- * Ample off-street parking
- * Private rear garden with stone retaining walls
- * Walking distance to the popular Jamison Centre, 'Two before Ten' cafe, and sought-after Aranda and St Vincent Primary Schools

Stats:

Home size: 194sqm

Block size: 390sqm

UV: \$506,000

EER: 6.0

Year built: 2013

Rates: \$2,991 pa

Land Tax if rented: \$5,388 pa