

**3/14 Bindel Place, Aranda, ACT, 2614**



**Townhouse For Sale**

Friday, 1 November 2024

3/14 Bindel Place, Aranda, ACT, 2614

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 1**

**Type: Townhouse**

## Ultra Convenient Free-Standing Aranda Haven

Immersed in the highly prized enclave of Aranda, a short walk from quality local schools, cafés/restaurants, and Jamison Shopping Centre, this single level, freestanding tri occupancy home is a truly rare find, offering modern peaceful living that is as welcoming as it is convenient. With an enviable north to the rear orientation, the open plan living and dining space is awash with natural light, seamlessly connecting to both the kitchen and elevated alfresco deck, perfect for entertaining. The central entertainers' kitchen offers a large island bench, gas hob, glass splashback, dishwasher, on-trend two tone cabinetry, and plenty of storage throughout.

The bedrooms are privately separated, with the main enjoying both a walk-in robe and ensuite with frameless shower, floor to ceiling tiling, and large stone top vanity with plenty of storage. The main bathroom is finished to the same standard, with the welcome addition of a bathtub, and services the oversized second bedroom with built in robes. A single lock up garage, additional parking, and expansive, fully fenced wrap around backyard round out the home, offering a truly unique and private residence that will appeal to anyone looking for a single level, turnkey home in one of Canberra's most convenient locations.

- \* 2 bedrooms, 2 bathrooms, freestanding tri-occupancy home, with 1 lock up garage on 406sqm
- \* Open plan living and dining well connected to both kitchen and undercover elevated alfresco entertaining
- \* Central entertainers' kitchen with island bench, gas hob, glass splashback, dishwasher, two tone cabinetry, and plenty of storage
- \* Main suite offering walk in robe and ensuite + additional large bedroom with built-in robes
- \* Main bathroom with bathtub, separate shower, floor to ceiling tiling, and large stone top vanity with plenty of storage
- \* Single lock up garage with integrated laundry + additional off-street parking
- \* 6.6kw solar array + water tank

Strata: \$924pq (approx.)

Rates: \$3,338pa (approx.)

Land Tax: \$5,045pa (approx.)

EER: 6.0

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