

1/12 Jalanga Crescent, Aranda, ACT 2614



Townhouse For Sale

Thursday, 21 March 2024

1/12 Jalanga Crescent, Aranda, ACT 2614

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Townhouse



Phyllis Tidmarsh
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Auction 11/04/2024

PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION THURSDAY, 11th APRIL - 2/14 WALES STREET, BELCONNEN AT 5:00PM

In the six years Dutch architect Dirk Bolt spent in Canberra in the 1960s, he made his mark designing notable homes, such as this townhouse treasure in Aranda, developing a special 'Canberra' architectural language he called 'rational, functional and beautiful'. That's immediately evident when the front door of this Jalanga Crescent classic opens to reveal a gorgeous handcrafted timber banister which always elicits admiring remarks from visitors. Bolt's preference for using higher quality materials and fittings for the things people touch and see, is evident throughout. Exposed rafters to the second-floor bedrooms and deep timber window sills have been painted an airy white and bring an appealing sense of structural intent and integrity. Downstairs, sympathetic renovations have added double doors from the updated kitchen and adjacent open living space to a private northerly entertainers' deck that ushers in blue sky views from its elevated position and benefits from buffering parklands opposite. It's a theme that continues in the home's broader setting. The many nearby bushland corridors and mountain reserves are a windfall for anyone who is an avid walker, runner or cyclist and bring the added bonus of connecting all of the wonderful assets of Aranda, including the community-focused Two Before Ten café and 10 Yards restaurant, just a two-minute stroll away. This enviably walkable neighbourhood also puts many other amenities within easy reach including excellent schools, playing fields, medical clinics and the retail offerings of the Jamison Centre. A bus stop at the end of the street connects you to Belconnen Town Centre, ANU, University of Canberra and the CBD within minutes.

Special features:

- Elevated, architecturally designed 2-storey townhouse
- Positioned at the end of a row with only one neighbour
- Northerly aspect with leafy surrounds
- Updated, bright white kitchen with freestanding stove, slimline Miele dishwasher with generous storage and bench space
- Sunny open-plan meals and living area with RC/AC
- Master bedroom with walk-in wardrobe
- New carpet and ceiling fans to bedrooms
- Distant views to Mt Rogers from the two generous sized bedrooms
- Spacious main bathroom with separate bathtub
- Convenient guest toilet and powder room on ground floor
- Large laundry room
- Large entertaining deck and private courtyard terrace
- Solar hot water with gas booster
- Broadband connectivity
- Double carport with two portable sheds occupying one side
- Vibrant community
- Low-maintenance, walkable lifestyle
- Proactive, self-managed body corporate
- Visitors car parking

Stats: Home size: 85sqm Courtyard size: 50sqm Carport: 47sqm EER: 2.0 Year built: 1973 Rates: \$2,951 pa Land Tax if rented: \$3,537 pa Body Corp: \$3,600 pa