

1/13 Arabana Street, Aranda, ACT 2614



Townhouse For Sale

Friday, 10 May 2024

1/13 Arabana Street, Aranda, ACT 2614

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 215 m2

Type: Townhouse



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Auction 01/06/24

Two ensuite bedrooms - one upstairs and one down - plus two distinct living areas over three levels means that there are options for everyone to claim their own space in this modern executive townhouse. The primary living zone is open and airy, benefitting from banks of north-facing windows and sliders that open out to a covered alfresco deck equipped with ceiling fans and lights for warm-weather entertaining into the long dusk of summer. In winter, guests are likely to gather around the feature gas fireplace for cosy conversation. Anyone working in the kitchen will remain connected to the action, yet kitchen clutter on the sink is discretely shielded with a stylish stepped island while a large walk-in pantry helps streamline organisation. The nearby study nook could be used for preparing shopping lists or overseeing kids doing homework. The master suite is spacious and segregated from the rest of the home, making it perfect for families or professional couples who require privacy away from the main living areas. The upstairs rumpus room is ideal as a kids retreat or for your guests to enjoy some downtime. A guest powder room on the ground floor is a welcome addition to the layout, while the family bathroom services bedrooms three and four plus the rumpus room, and is both stylish and efficient, boasting a soaker tub, a sizeable walk-in shower. Conveniently located from the home you'll find the Aranda playing fields and new community playground and it's just a short stroll across the oval to St Vincent's and Aranda primary schools, the bustling Aranda shops or the larger retail offerings of the Jamison Centre. It's also possible to walk to North Canberra Hospital in 15 minutes, or Radford College in 20. Drive to the University of Canberra, Belconnen Town Centre or the Australian National University in under 15 minutes. Special features: -Quality build by Melis & Melis Constructions (2018) -Innovative split level design with high ceilings throughout -Positioned on the north western side of the duplex capturing abundant natural light -Meticulously maintained by the current owners -Welcoming low maintenance front courtyard -Spacious internal front entrance with custom built shelving/cloak cupboard -Four spacious bedrooms; all with built in robes -Expansive master suite with abundant light and ensuite -Segregated guest suite/bedroom two with ensuite -Central toilet/powder room -Two segregated living areas -Open plan living, dining and kitchen -North facing living room with Rinnai gas heater, and sliding door access to alfresco area -Stylish kitchen with butler's pantry, quality Bosch stainless steel appliances with induction cooktop -High quality fixtures and fittings throughout -100% New Zealand wool carpet -Sparkling main bathroom with bathtub and separate shower -Abundant natural light throughout -Double glazing & R5 insulation throughout - perfect for year round comfort -Ducted reverse cycle heating and cooling -Hard-wired CAT5-ETH including 3 Foxtel connections -Three Foxtel connections -Rinnai instant gas hot water -Abundant storage throughout including under stairs -Separate laundry with ample bench space/storage and clothes dryer -Security system -Inviting covered outdoor alfresco area - under the roofline of the home -Additional paved entertaining area -Secure and private backyard -Water tank - 4000L - Double carport with auto roller door and lockable storage cupboard -Convenient ramp from carport to backyard -Beautiful low maintenance gardens complete with drip system irrigation -Colorbond fencing -Double gate access to rear reserve/access road -Easy access to playing fields including the new Aranda Playground

Stats: Home size: 215 sqm Double Carport: 36 sqm Block: 458 sqm EER: 6.0 Year built: 2018

General Rates: \$ 3,481 pa Land Tax: \$5,105 pa Body Corporate: \$2,700 pa

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