

1/37 Bindaga Street, Aranda, ACT 2614



Duplex/Semi-detached For Rent

Wednesday, 12 June 2024

1/37 Bindaga Street, Aranda, ACT 2614

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Duplex/Semi-detached



Madison Layt
02 6173 6300

\$750 per week

PLEASE CLICK 'BOOK INSPECTION' TO REGISTER & BE NOTIFIED OF UPCOMING INSPECTIONSThis delightful renovated 3 bedroom dual occupancy is privately setback framed by mature gums, in a quiet cul-de-sac in one of the most accessible locations in Aranda. Aranda is located at the western foot of Black Mountain and bounded on two sides by nature park. Famed for its bush setting and laid-back family & community vibes, Aranda, is also close to the thriving Belconnen precinct and Jamison Centre. Within walking distance to Aranda primary school and close to a variety of public and private colleges, this home is also close to the UC, AIS, Bruce Stadium and only a short drive to the CBD. Surrounded by lovingly tended gardens richly planted with natives that attract local bird life, the front of the home welcomes you with a timber deck that runs the width of the home. Upon entry, the sunlit lounge greets you with large windows framing its bushland setting. Lovely timber floors flow through the living space into the dining area and kitchen are both attractive and easy care & add a fresh modern appeal. Plantation shutters to the living area and main bedroom further add to the elegant Hampton inspired look of the home. Light and bright, the chicly renovated kitchen is graced with stone benchtops, a dishwasher, gas cooktop and lots of storage as well as open display shelving. A wonderful new addition, the large sunroom adjoining the dining area, has a fantastic built in storage that runs the length of the room, louvre windows that frame the serene garden outlook and can be opened in summer to allow the breeze through, A built in desk as well as full height storage cupboard complete this wonderful multi purpose space. Sliding doors open from the sunroom to neatly paved paths that wind through ornamental grasses, & mature hedging in the inviting leafy rear yard. Car accommodation is provided by a garage with roller doors at either end, that can accommodate 2 cars parked in tandem & the flexibility of being able to open to the the rear yard. All three well sized carpeted bedrooms have the convenience of built in robes for convenient storage, as well as lovely serene garden outlooks. A beautifully renovated bathroom with double vanity, along with renovated laundry with fabulous storage, completes this gem of a home. Features of the property include; 3 bedroom dual occupancy in a quiet location Ducted gas heating and evaporative cooling Renovated kitchen with gas cooking and dishwasher Floating floor in kitchen and new light fixtures Built in robes to all three bedrooms Renovated bathroom with double vanity Renovated laundry Tandem garage with roller doors at either end Lovingly tended, richly planted native gardens Sought after Aranda location Available: 11th June 2024 PETS: Please be aware that at all stages of tenancy this property requires consent to be sought from the lessor for the keeping of any pets at the premises. Consent must be provided before any pets are at the premises VITAL INFORMATION: The property is unfurnished Please note you may be required to remove your shoes prior to inspecting the property If no Energy Rating is displayed for this property, EER is unknown The property does not currently comply with the minimum ceiling insulation standard WISH TO INSPECT: 1. Click on "BOOK INSPECTION" if this listing does not have the "BOOK INSPECTION" button please go to raywhitecanberra.com.au website and register 2. Register to join an existing inspection, if no time is offered or if the time does not suit, please register and we will contact you once access is arranged 3. If you do not register, we cannot notify you of any time changes, cancellations or further inspection times RENT INFORMATION: 1. Rent is collected fortnightly unless otherwise nominated for a longer period 2. Bond required is equal to 4 weeks rent DISCLAIMER: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.