

10 Gidabal Street, Aranda, ACT 2614



House For Sale

Saturday, 2 December 2023

10 Gidabal Street, Aranda, ACT 2614

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 724 m2

Type: House



Phyllis Tidmarsh
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Auction 20/12/2023

Welcome surprises emerge at every turn of this elevated family home in tightly held Gidabal Street where more than a third of homeowners have resided for over a decade. And it's easy to understand why when you see the beautiful streetscape of Red Spotted gums with their powdery cream and grey single trunks standing like sentinels as the spreading canopies above provide a haven for birdlife. Sitting on the high side of the street, number 10 unfolds over two levels. The elevated entry terrace provides views of the Gossan Hill Nature reserve and is the ideal locale for watching the amazing sunsets and to indulge in the street's natural bounty. Large windows to the living room afford similar views and sensational natural light, while the dining room to the rear opens onto the amazing rear yard where there are two appealing decked alfresco areas, one of them covered. There are fragrant magnolias and in summer the smell of citrus blossom is sweet and sensual when savoured with a dash of gin, tonic and bird calls on the deck at sunset. In addition to the three sizable bedrooms upstairs, there is an ensuite bedroom and rumpus with its own entry downstairs which could generate additional income as an Airbnb or make a fabulous parents/teenagers retreat or for the extended family. The home is set amongst private and established gardens and is surrounded by some of Aranda's best homes. The assortment of productive fruit trees and veggie patches will be well received by any master chef and perfect for those school lunches. Aranda has long been rated as Belconnen's premier suburb due to its leafy surrounds and superb location close to all major facilities. The popular Radford College, Aranda & St Vincent's Primary Schools are a short walk, cycle, car or bus trip away. Also nearby are the chic Aranda shops where you can enjoy a take-away coffee from "Two Before Ten" or an evening drink with a couple of friends at "Ten Yards". The Jamison Plaza is within walking distance and the Australian National University, Canberra University, Bruce Stadium, Belconnen Town Centre and Canberra CBD are only minutes away. Special features: * Located on the high side of the street with distant views* Welcoming front porch - perfect locale for watching sunsets* Formal entrance with retro timber wall panelling * Four bedrooms; three with built in robes* Living room with retro glass doors and magnificent views to the Brindabellas* Two segregated living areas* Warm solid oak timber flooring* uPVC double glazed tilt & turn windows throughout* Open plan kitchen and dining room with double doors leading out to the deck* Sunlit kitchen with Miele dishwasher and Smeg 4 burner gas cooktop* Main bathroom with separate shower* Separate toilet* Evaporative cooling - upstairs* Ducted gas heating throughout* Added insulation to the ceiling and floors* Separate laundry* New guttering and fascias* Roof repointed* Two spacious outdoor entertaining areas - perfect for Christmas gatherings* Expansive new timber deck and gable roof covered pergola* 14 solar panels - 5 kW* Generous storage under staircase* Downstairs Men's Den with bar * Downstairs parents/teenagers retreat with a master bedroom, ensuite and second living area - with their own separate entrance & internal access into the main home* Delightful gardens both front and rear * Double garage with attic ladder and internal access* Productive and abundant fruit trees including Ballerina apple, peach, bay, cherry, fig, olives, apricot, mandarin, lemon, raspberries, grapefruit, chestnut and almonds* Walking distance to the popular Aranda Primary School, Canberra High & Radford College
Stats: Home size: 189.10 Block size: 724 sqm UV: \$890,000 EER: 3.5 Year built: 1968 Rates: \$4,666 pa Land Tax if rented: \$8,568 pa *** You may be asked to remove your shoes upon entry to the open home. We apologise in advance for any inconvenience this may cause and thank you for your co-operation and understanding.***