

10 Noala Street, Aranda, ACT 2614



Sold House

Friday, 15 September 2023

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Bedrooms: 4

Bathrooms: 2

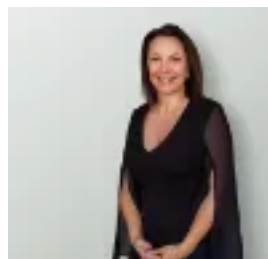
Parkings: 6

Area: 694 m2

Type: House



Bree Currall
0262959911



Amy Wilson
0262959911

\$1,675,000

This exceptional family home, located in a quiet family friendly street in the coveted community of Aranda offers a unique combination of thoughtful design, luxurious finishes and year-round comfort. From the moment you step inside, you'll be greeted by the warmth of hardwood floors, plush wool carpeting, and a contemporary colour palette that harmoniously flows throughout the house. The heart of this home is the spacious open-plan living and dining area overlooking the large private front courtyard. The living areas offer a seamless connection to the large kitchen with modern appliances, breakfast bench seating and pendant lighting. It's the perfect space for hosting family gatherings and socialising with friends. The generously designed accommodation in this home is split level. Whilst the upstairs bedrooms are well proportioned with floor to ceiling robes, the downstairs bedrooms stand out with their high loft ceilings and outlook to the rear garden. The master suite includes a loft-style ensuite with opening Velux skylight. The spacious downstairs bedroom provides ample space for family and guests or use as a rumpus room or home office, with separate access via the newly installed side gate. Outside, you'll discover a large 22.5sqm covered entertaining pergola complete with a camelia hedge and mature landscaping connecting to the rear garden offering a comfortable space for outdoor enjoyment and alfresco meals. The property also features a double lock-up garage, garden storage, and an additional enclosed extra large double carport with automatic roller doors, ensuring secure parking for multiple vehicles. Situated within walking distance of prestigious primary schools, the renowned Aranda cafe and restaurant hub, picturesque reserves, and scenic bushwalks, this home provides an idyllic lifestyle. Conveniently located, being only a matter of minutes to Radford College, Canberra North Hospital, Calvary Bruce Private Hospital, Australian National University and University of Canberra. With the nearest bus stop offering you one stop to the CBD. This is a rare opportunity to secure a forever home in a much sought-after location! * 694m² block in quiet loop street * Living space 180m² + Garage 33.37m² + enclosed Carport 49.50m² * Original Aranda home extended and fully renovated to a high standard * Split level design * Modernised in 2021 by Archertec Interiors * New colorbond roof * Blackbutt solid timber floors to foyer, hallways and kitchen * Cavalier Bremworth wool carpet to living areas and bedrooms * Quality double blinds and curtains * Kitchen includes stone benchtop, gas stove and double electric oven * Full sized laundry with external access * Custom joinery including floor to ceiling storage throughout * Ducted evaporative cooling (new filter pads 2021) * LED downlights with insulated caps * Wall insulation and R6 ceiling batts * Rheem 315L electric water heater * Crimsafe window screens and doors * Under house storage * New Colorbond fencing on both sides including secure side gate access * Preventative residential termite perimeter detection and protection system for peace of mind * Landscaped gardens with mature trees create a private oasis * NBN internet Don't miss the opportunity to make this thoughtfully designed quality home yours. Contact us today for a private viewing. Rates: \$4,336pa (approx.) Land Tax: \$7,874pa (approx. if rented out) UCV: \$818,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.