

18 Bindaga Place, Aranda, ACT 2614

House For Sale

Friday, 15 September 2023



18 Bindaga Place, Aranda, ACT 2614

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 740 m2

Type: House



Obi Shadmaan
0423980763



Lisa Harper
0467977708

\$1,250,000

Discover the epitome of comfortable living at 18 Bindaga Place, Aranda – a property that effortlessly blends convenience, character and potential! Nestled on a generous 740m² block in a prime location, this 3 bedroom, 2 bathroom home is your gateway to a world of opportunities. With RZ2 zoning, this property is a treasure trove for savvy investors and developers. Unleash your imagination and explore the potential to craft a masterpiece on this versatile canvas. For those seeking an exceptional place to call home, 18 Bindaga Place offers a world of comfort. Whether you're a first-time buyer or looking to upgrade, this residence boasts an array of features tailored to meet your needs: Experience the joy of open-plan living, where a modern kitchen becomes the heart of your home – a perfect setting for entertaining friends and family. Plus, three spacious bedrooms, each with built-in robes, ensures that everyone has their own haven of peace and relaxation. A single garage provides secure parking, and a cleverly converted storage room with an ensuite downstairs adds versatility to the property. Less than 10 minutes to the city, you'll enjoy the convenience of urban living while savoring the tranquility of bushland Aranda. Your new address places you in close proximity to some of the most desirable schools in Canberra, ensuring your family's educational needs are met with ease and Aranda shops caters to your relaxed and fun loving lifestyle, making everyday errands a breeze. Don't miss out on this incredible opportunity to secure your dream home or invest in a property with boundless potential. The location, versatility, and modern comforts of 18 Bindaga Place make it an unbeatable choice for your next move. The perks.

- 3 bedroom, 2 bathroom, single garage plus converted garage with bedroom and ensuite
- RZ2 zoned parcel of land
- Large windows bringing in lots of natural light
- Nature on your doorstep
- Updated bathrooms and kitchen
- Large spacious backyard perfect for pets and kids
- Split system air conditioner
- Ducted gas heating
- Ample under house storage
- Aranda shops and the best schools within walking distance
- Family friendly neighbourhood, amazing location

The numbers.

- Living area: 112m²
- Block size: 740m²
- Build: 1969
- Land Value: \$818,000
- Rates: \$4,336
- Land Tax: \$7,874