

19 Gidabal Street, Aranda, ACT 2614



House For Sale

Thursday, 8 February 2024

19 Gidabal Street, Aranda, ACT 2614

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 839 m2

Type: House



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Auction 01/03/24

Seize this opportunity to own a piece of mid-century-infused magic and benefit from a spellbinding home that marries streamlined, sophisticated design with 21st century must-haves. This stunning residence has been completely renovated while maintaining the timeless foundational features of the period-exposed beams, timber features, and split-level living. This home is ideal for those looking for a turnkey property in this elevated, tightly held enclave in Aranda. The owners renovated their forever home to exacting standards, but an unexpected relocation presents an opportunity for someone else to enjoy this magical oasis. A chain of north-facing living spaces is beautifully nuanced, with a split-level floor plan that leads from the sizeable lounge to a family room complete with custom built-in library with attached rolling ladder. The living spaces have soaring raked ceilings and towering spans of floor to ceiling windows that look over a large outdoor entertaining area and lush green low-maintenance gardens. The dining area is adjacent to the beautifully renovated kitchen and leads out to the large covered entertaining deck that overlooks the trees and Brindabella range. The entertaining space hosts a large alfresco dining area plus a dedicated lounge area and separate BBQ zone. With two additional garden-level paved patios, this home offers multiple leafy zones for outdoor entertaining. The amenities and inclusions are impressive, and the house has been completely renovated to modern standards. The home is all-electric, featuring central air-conditioning and heating with zoning, and additionally has a separate evaporative cooling system. Full house insulation (underfloor, ceilings, and walls), energy efficient Comfort Plus glass in windows, and 10.5kW of solar panels result in an energy efficient house that is comfortable and saves on energy bills year-round. Stunning finishes have been added throughout, including brushed brass fittings, restored timber flooring with matte finish, contemporary recessed lighting and pendant lighting, and has been professionally painted in a neutral white palate. The large downstairs room has its own entrance and kitchenette and provides a versatile space that could be utilized as a ground-floor rumpus room, teenage retreat, bedroom, or home office. With the Aranda and St Vincent Primary Schools an easy walk and the option of a stop for coffee at the much-loved Two Before Ten on the way to work or home, there are inviting options to ease into your day here. And with the University of Canberra, North Canberra Hospital, Radford College, Australian National University, Belconnen Town Centre and the city all within a short commute, there'll be more time to relax at day's end. Features:- Spectacular north-facing open plan living areas with raked ceilings and floor-to ceiling windows- Large covered north facing deck with beautiful views across lush gardens and out to the Brindabella range- Contemporary vogue kitchen with glass splashback, Caesarstone benchtops, breakfast bar, soft-close drawers, generous storage, Bosch dishwasher, ceramic cooktop, and combined butler's pantry and laundry- Complete with custom built-in library with attached rolling ladder- Stunning fixtures and fittings, including recessed lighting and contemporary pendant lighting- Underfloor heating and towel rails in stylishly renovated bathrooms that include quality floor to ceiling tiles, oversized freestanding showers, and double glazed windows- Professionally finished timber flooring for classic elegance and quality- Central electric air-conditioning and heating with zoned system as well as evaporative cooling- Whole house insulation (floors, walls, ceiling) by Alexander Watson for energy efficiency- 10.5kW of Solar panels with an 8kW inverter- Energy efficient Comfort Plus glass- Energy efficient window treatments throughout- Established low maintenance irrigated gardens that provide attractive street appeal at the front and an oasis at the back- Downstairs rumpus room with kitchenette - ideal as a study/home office/workshop or gym- Crimsafe exterior doors- Quiet street, large 838sqm block with lots of off-street parking- Several additional spaces, including a large garden shed and under home storage with powerStats: Home size: 155 sqm Block size: 838 sqm UV: \$890,000 (2023) EER: 5.0 Year built: 1968 Rates: \$4,666 pa Land Tax if rented: \$8,568pa