

21 Bindaga Street, Aranda, ACT 2614



Sold House

Thursday, 18 April 2024

21 Bindaga Street, Aranda, ACT 2614

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 852 m2

Type: House



Amy Wilson
0262959911

\$1,410,000

Light and bright open-plan living takes centre stage within this beautifully renovated family home. Located in one of Canberra's most convenient and family-oriented precincts this three-bedroom, ensuite home provides the perfect backdrop for family life. Tasmanian Oak floors flow throughout the home including the two open-plan living areas that are wonderfully connected to both the kitchen and undercover outdoor deck, perfect for entertaining family and friends. The home chef stays intimate within the kitchen hub, whilst enjoying expansive stone benchtops, brand new 900mm cooktop and oven, chic feature subway tiling and a bi-fold servery window connecting to the deck. Outside you will love how the large 851sqm block has been maximised with entertaining spaces, established gardens, large, lush lawns, fruit trees and a huge 35sqm professionally built multi-purpose room. Energy efficient and all electric, enjoy the benefits of ducted reverse cycle air conditioning and an extensive solar system. Moments from the very in-demand Aranda Primary School, the peaceful and picturesque bush walking trails of Aranda and Black Mountain, Two Before Ten Café, 10 Yards, Canberra High, St Vincent's Primary, Sunday markets and the Jamison shopping precinct it is easy to envisage a wonderful lifestyle here for decades to come.* Ducted reverse-cycle air conditioning (new in 2021)* 35sqm multi-purpose multi-purpose room with R5 insulation and acoustic plasterboard sound-proofing* Partial double-glazing including triple stacker sliding doors and bi-fold servery window onto the deck* Large, covered entertaining deck flowing out of the living areas and overlooking the amazing backyard * Established gardens with a beautifully lush back lawn and space to play. Complete with orange, pomegranate, lime, olive, almond and mulberry trees as well as herbs and passionfruit vine.* Quality kitchen renovation featuring stone benchtops brand new 900mm oven and cooktop* Beautifully quiet street, close to bush walking trails, Aranda Primary School, Two Before Ten Café and 10 Yards bar/restaurant* 10.8kw solar panel system, 8.2kw Fronius Inverter installed 2021 by ECG Electrical with a warranty until 2031* Tasmanian Oak hardwood flooring throughout, built in robes to each bedroom * Renovated main bathroom with modern subway tiling and wall mounted vanity * New gutters and fascia, large dry, lockable storage next to the multi-purpose shed Rates: \$4,527pa (approx.)Land Tax: \$8,275pa (approx. if rented)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.