

**21 Jagara Street, Aranda, ACT 2614**

**House For Sale**

Tuesday, 6 February 2024



21 Jagara Street, Aranda, ACT 2614

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 741 m2**

**Type: House**



Treston Bamber

0488488956

## Forthcoming Auction

Be prepared for this to be love at first sight! This absolutely stunning and spacious home has recently undergone a complete transformation into a lifestyle property of the highest calibre. Set on a private and generous 741m<sup>2</sup> block and designed for seamless indoor/outdoor living and entertaining all year round, this property features multiple living spaces in beautifully landscaped surrounds. The gorgeous, modern home comprises four good-sized bedrooms, all with custom built-in wardrobes, a stylish main ensuite and modern family bathroom with 3-metre ceilings and East-facing clerestory windows, a meals and kitchen area that flows to the elevated north-facing deck, and a spacious living room that opens onto a serene front garden. This property has been extensively renovated inside and out with a keen eye for high quality and detail, making the home immediately liveable - a rare home in an established and central suburb that you can start enjoying from day one. With high ceilings throughout, a northerly aspect, extensive garden shading to the west and large, custom-made bifold doors flood the home with natural light and offer a peaceful, leafy green outlook. This home is a beautiful blend of modern, sleek interiors, softened by the warmth of 100-year-old recycled turpentine timber flooring, and handmade Tasmania stringybark bifold and entrance doors. The modern custom-made kitchen boasts stunning 40mm Caesarstone benches, a custom European Pitt Undermount gas cooktop, and plenty of storage for all your cooking needs. Well-insulated and with internal soundproofing and double glazing, the home is always comfortable and quiet, with new ducted air conditioning to ensure all-year climate control. Large cedar bifolds open from the main bedroom and meals area to the north-facing deck, offering the ideal place to sit with a morning coffee and soak up the sun. Or enjoy a barbeque with friends under the locally sourced 'Thor's Timber' pergola, shaded by a deciduous ornamental grape vine and paved with imported European Travertine pavers. The beautifully landscaped and established gardens are a delight for the senses, with exotic species planted throughout and framed by exquisite dry stacked stone walls. With a modern automatic Wi-Fi watering system, you can spend more time relaxing and less time on garden upkeep. The private rear yard is fenced and has a large lawned area for kids and pets. The front yard is screened with established hedging camellias and is protected from the Westerly sun by established trees and hills. There's plenty of parking for family and guests with the modern double carport, extra off-street parking in the attractive exposed aggregate driveway lined with Wee Jasper dry-stacked retaining walls. There is also a new, modern and well insulated double garage that can be used as a workshop with numerous power points, 3-phase power and ample natural light. Situated in a quiet yet central, family-friendly neighbourhood, surrounded by the Black Mountain Nature Reserve, with peaceful bushlands and trail hikes, this home is an easy walk to parks, primary schools, cafes, bars and shops. Quick access to major arterial roads makes commuting a breeze, with Belconnen under 10 minutes away and the city and Braddon an easy 10 minutes. A dream home in the perfect location with nothing to do! Don't miss out; call today for an inspection. Features -

- Extensively renovated home on generous 741m<sup>2</sup> block
- Light-filled northerly aspect with high ceilings throughout
- 4 beds with custom BIR + 2 modern baths including main ensuite
- Large living area flowing to combined kitchen & meals
- Modern kitchen with Caesarstone, gas cooktop, dishwasher
- Custom-made laundry room with Caesarstone benches
- Extensively new insulation, internal soundproofing
- Cedar double-glazed windows; High EER rating of 6.9
- All new plastic plumbing pipework, wiring, roof external rendering
- Reclaimed and recycled timber floors, deck, & pergola from Thor's Hammer
- Energy efficient LED downlights and illuminated Clipsal iconic light switches throughout
- Quiet new, 3-phase, 19kw Panasonic ducted air-con unit
- Brand new connections for VDSL2 & NBN (pole to point)
- All rooms are wired with new Cat6 ethernet plugs
- Custom internal storage as well extensive under house and under deck storage
- Modern garden shed with wide-ranging storage options
- All new attractive exposed salt & pepper aggregate driveways
- 3-phase power to house & garage and new security system
- 8,000ltr total of tank water, unobtrusive slimline tanks
- Automatic Wi-Fi watering system throughout entire front and rear garden
- Insulated double carport
- Insulated and sounds proofed double garage/workshop behind gates
- Multiple power points in garage including separate 3-phase & 15-amp points
- Modern and new Timber-look automatic garage door with Wi-Fi control
- Close to schools, shops, parks, reserves, transport
- Proximity to major city centres, shops, cafes, bars
- Close to the City, Braddon, Kingston, Woden, Belconnen
- Convenient access to arterial roads for easy commuting
- Stunning family entertainer in secluded and quiet but central location