

**22 Walu Street, Aranda, ACT 2614**



**House For Sale**

Friday, 10 May 2024

22 Walu Street, Aranda, ACT 2614

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 921 m2**

**Type: House**



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## Auction 01/06/24

Cleverly designed to follow the slope of its 921sqm block, this stunning and meticulously maintained home has a commanding presence from the street. The floorplan maximises treetop views to the front and seamless indoor/outdoor living to the rear. Perfectly configured for outdoor entertaining with a huge, north-facing deck cocooned in captivating greenery, relaxed gatherings here will enjoy a soundscape of birdsong and the burbling of a nearby water feature among the Japanese maples dotting the backyard. If supplies run short from the wine fridge in the sleek kitchen's well-equipped walk-in pantry, then it's easy to nip downstairs to the 240 bottle wine cellar and tasting room to restock. The beautiful outdoor scenery provides a wonderful backdrop to the airy and open family and meals room inside. Warming sunlight makes the ironbark timber floors glow and brings a sense of comforting calm. Concealed sliding doors lead to the formal lounge where roof top views dominate. An adjacent home office / study also capitalises on leafy views. Secreted in its own wing on this floor, the palatial master bedroom has a segregated sitting area, private deck, bespoke walk-in wardrobe and roomy ensuite. A small library at the entry features custom shelving. There are three additional bedrooms on the ground floor, all with garden views, and serviced by a good-sized family bathroom. Aranda is well known for its bushland setting, walking trails, welcoming community and dynamic shops and restaurants. It's also supremely positioned to access the Aranda Primary School, Radford College, University of Canberra, ANU, North Canberra Hospital, Belconnen Town Centre and Canberra CBD.

**Overview features:**

- \* Palatial two-storey family residence
- \* Nestled on a generous 921 sqm block
- \* North facing to all living areas
- \* Inviting formal entrance with porthole feature window, featuring hand blown glass light fittings
- \* Spacious master suite offering an oversized walk-in robe and retreat area
- \* Modern ensuite with new shower screen and heated towel rail
- \* Peaceful sitting/reading room with built in shelving - a perfect library
- \* Separate light filled home office/study
- \* Two segregated living areas
- \* Open plan design to dining and family room
- \* Vogue style kitchen with caesarstone benchtops, sleek blue-grey tuscan glass splashback, quality Miele appliances including 90cm induction cooktop, pyrolytic oven, steam oven, warming drawer, rangehood, integrated dishwasher. Soft closing drawers and walk-in butler's pantry with built-in 30 bottle wine fridge
- \* Convenient powder room to first floor - perfect for guests
- \* Luxurious premium wool carpet
- \* Solid timber ironbark floors to the entry, dining, family and kitchen
- \* Double glazed windows in kitchen, dining, family room and main bedroom
- \* Ducted reverse cycle heating and cooling system to the upper level
- \* Ducted vacuum throughout
- \* Abundant storage throughout

**Lower level:**

- \* Three bedrooms; all with built-in robes
- \* In-slab heating (off-peak)
- \* Modern bathroom, large bath, heated towel rail and separate shower with new shower screen
- \* Separate toilet
- \* Large walk-in linen cupboard
- \* Oversized 50sqm double garage with designated workshop space
- \* Insulated automatic garage doors
- \* Separate laundry with direct outdoor access
- \* 27sqm wine cellar with gabion basket stone walls, lighting, timber bench and a full wall length of wine storage

**Extras:**

- \* Security alarm with sensors (front and laundry doors), 4x internal movement sensors, 1x infrared detector (ground floor)
- \* Arlo video cameras, 4x outside, 1x inside
- \* Video doorbell
- \* Solar hot water system (off-peak boosted)
- \* 20 x 260w Solar panels (5.2kw)
- \* Two expansive timber decks; both with shade sails
- \* Additional timber deck off main bedroom
- \* Side gates (lockable) giving access to both sides of the home
- \* Landscaped and established gardens with automated watering system
- \* Veggie patches
- \* Greenhouse, feeding 2 x 250 litre rainwater tanks
- \* Cascading water feature with automated pump on timer
- \* Lemon, Lime and Fig Trees
- \* Walking distance to the popular Two Before Ten Cafe and the 10 Yards Bar (Bolt Bar)
- \* A stone throw from Aranda Primary, Radford College, University of Canberra and North Canberra Hospital
- \* Easy walking distance to Black Mountain Bushland Reserve
- \* Convenient access to multiple bike and walking paths

**Specs:** Block: 921sqm Home size: 220sqm Garage: 50sqm Year Built: 2000 Renovations: 2016 EER: 4.5 UV: \$903,000 (2023) Rates: \$5,434pa Land tax: \$10,178pa

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