

24 Araba Place, Aranda, ACT 2614



House For Sale

Saturday, 25 November 2023

24 Araba Place, Aranda, ACT 2614

Bedrooms: 5

Bathrooms: 2

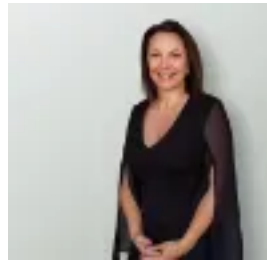
Parkings: 2

Area: 1591 m2

Type: House



Bree Currall
0262959911



Amy Wilson
0262959911

AUCTION

Nestled in the heights of Aranda, this iconic mid-century residence, a creation of Ernest Munns in 1969, awaits its next custodian. This architectural gem, cherished as the private sanctuary for Munns and his family, embodies a timeless elegance that earned it a nomination for the 2023 Enduring Architecture Award. With a rich history showcased by Max Dupain's lens in the '70s, this home, suspended amongst treetops on steel stilts, radiates an unparalleled allure. Its elevated perch offers an awe-inspiring panorama of lush bushland from every corner, courtesy of floor-to-ceiling windows and a prized northern exposure. Step inside to discover original cedar-clad ceilings that stand the test of time, complemented by modern upgrades like a new colorbond roof and innovative insulation. Embrace comfort with ducted gas heating and indulgent under-tile floor heating and an impressive custom made original wood fireplace. A haven for nature lovers, the property boasts a vast 1590sqm block backing a serene reserve, welcoming a daily array of native birdlife to its inviting balconies. Beyond its architectural significance, this abode presents a practical layout featuring five bedrooms (or four plus a study) and two bathrooms, all on a single level. Revel in culinary excellence within the renovated kitchen, adorned with premium appliances, double ovens, stone countertops, and bespoke cabinetry. Entertain effortlessly in the expansive rear courtyard or by the huge inground pool, cocooned in privacy by courtyard walls. Perfectly positioned atop a tranquil cul-de-sac, this residence offers proximity to Canberra's finest amenities. Enjoy leisurely strolls to popular local spots like Two Before Ten and Ten Yards, relish nearby nature trails, and benefit from easy access to esteemed educational institutions and major city hubs.

Property Highlights:

- * Original cedar-clad ceilings in pristine condition
- * New colorbond roof, original double-glazing, and updated insulation
- * Ducted gas heating, zoned under-tile floor heating in tiled areas
- * Vast 1590sqm block with inground pool, backing reserve
- * Renovated laundry and kitchen with premium appliances, double ovens, ample storage and butler's pantry
- * Five bedrooms, two bathrooms, open-plan living
- * Spectacular fireplace, contemporary wool carpets, built-in wardrobes to four bedrooms
- * Northern balcony, large rear deck
- * Tranquil cul-de-sac location, surrounded by architect-designed homes
- * Convenient proximity to schools, amenities, and nature trails

Location Highlights:

- * Walking distance to popular cafes and bars
- * Access to nature trails including Black Mountain and Mount Painter
- * Short drive to the City, Westfield Belconnen, hospitals, and stadiums
- * Close proximity to quality public and private schools, universities

Agents' Interest Rates: \$5,519pa (approx.)
Land Tax: \$10,349pa (approx. if rented out)
UCV: \$1,052,000 (2023)

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