

3/24 Bindaga Place, Aranda, ACT 2614

home by holly

Sold Townhouse

Friday, 11 August 2023

3/24 Bindaga Place, Aranda, ACT 2614

Bedrooms: 3

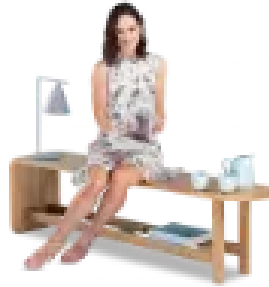
Bathrooms: 2

Parkings: 2

Type: Townhouse



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$775,000

#soldbysally #soldbyash \$775,000 Unfolding across two levels with versatile spatial arrangement, the home takes in elevated views across treetops. On the ground floor open plan living opens to a private garden, drawing light and nature into the core of the home. This contemporary three-bedroom home is one of eight beautifully crafted townhouses within this boutique development. The home occupies an enviable elevated position, tucked away at the end of a quiet loop street, within walking distance of Aranda shops. The smooth rendered form sits comfortably in the natural bush setting. Inside, the area of in-slab heated format ceramic flooring lends both comfort and simplicity. Walls of stacking glass doors on both levels have the effect of extending the home both visually and spatially and cleverly merge indoors and outdoors. The Northerly aspect brings with it the delight of warm winter sun. The space is ideal for entertaining or for enjoying the peace and privacy of the patio or upstairs verandah. The kitchen is arranged in an L-shape around a central dining area, gifting a lovely social communion. Luxuriously appointed with stone bench tops and stainless-steel appliances, and with soothing pale grey palette with a lovely light turquoise, this classy space is continuous with the easy, paired-back vibe, of the entire home. Tucked behind the kitchen is a sequestered third bedroom which also benefits from an adjacent bathroom. This private space lends a versatile dimension to the home and could just as easily be utilised as home office, teen retreat, guest bedroom or purposed for intergenerational living. Both bedrooms upstairs, share a private and gorgeous, elevated leafy aspect. The master bedroom opens to balcony with stunning views across treetops and out to the mountain ranges. With ensuite and walk-in-robe for seamless storage the room extends the simple peace of a bush retreat. The second bedroom is ideally positioned next to a contemporary family bathroom. Known for bringing a little piece of country to the city, Aranda, is a lovely village, flanked by reserve, home to fabulous local shops, just a stone's throw from the city. Great local schools and a laid-back community spirit make it an ideal locale for family life. The home is within walking distance of local favorites - Café Two Before Ten, and homewares store, Meet Gather Collect. It is not far to the thriving Belconnen precinct and Jamison shopping centre, offering a plethora of shops and restaurants. The home is within walking distance to Aranda primary school and close to a variety of public and private colleges. It is also handy to the UC, AIS, Canberra Stadium, and it is a mere 12 minutes to the CBD by car. features. sunny, contemporary three-bedroom townhouse is coveted Aranda. open plan living, dining, kitchen that flows to deep covered patio and leafy rear garden. master bedroom that opens to balcony, taking in elevated views across Aranda bushland. peaceful, secure, and easy-care. ensuite bathroom to master and walk-in-robe. second bedroom with built-in-robe, adjacent to family bathroom. third bedroom/office downstairs adjacent to bathroom and separate toilet. easy care ceramic flooring. modern kitchen with banks of storage including full-height pantry. wall oven. microwave space. dishwasher. retractable rangehood. electric stove top. in-slab heating. reverse cycle heating and cooling. two secure underground car places plus lockable storage cage. e.e.r 6. living size 111m² (internal) + 40m² courtyard. strata fees \$1,679 per quarter (approx). rates \$2,640.81 per annum (approx)