

**31 Wangara Street, Aranda, ACT 2614**



**Sold House**

Sunday, 20 August 2023

31 Wangara Street, Aranda, ACT 2614

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 824 m2**

**Type: House**



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## Contact agent

Peacefully set back from the street at the foot of Black Mountain, surrounded by quality schools, reserves and the quintessential bush setting that is Aranda, this versatile home has been lovingly updated to combine modern comforts and generous space with a welcoming connection to yesteryear. The north to the rear aspect delivers beautiful natural light into the living spaces, comprising of a sunken formal lounge and large open plan living and dining, flowing out to a spacious elevated deck, perfect for alfresco entertaining. A quality kitchen refurbishment combines stainless steel and Caesarstone benchtops, Starfire glass splashback, externally vented rangehood, Miele pyrolytic oven, gas/electric combo hob, butler's style pantry, and abundant storage behind bespoke, soft close cabinetry. The main bedroom is private and spacious, overlooking the back garden and enjoying plentiful built-in robes and a cute ensuite, while the 3 additional bedrooms, all with built-in robes, share use of the chic designer main bathroom, complete with bathtub, separate shower, and plenty of storage. The laundry is integrated with a large studio, perfect as a home office or study, whilst a quality built free standing studio, with kitchenette and air-conditioning, provides a versatile creative space, adjacent to a stunning deck and wood-fired pizza oven. A double brick garage with EV charging completes the home, with a long list of unique features that must be inspected to be fully appreciated, all situated in one Canberra's most highly sought after suburbs, with premier position and a tranquil setting making you feel like you are close to everything, yet miles from anywhere.\* 4 bedrooms, 2 bathrooms, and double lock up garage on 824sqm of land\* Sunken formal lounge and open plan living/dining, opening out to elevated alfresco entertaining deck\* Designer kitchen with stainless steel and Caesarstone benchtops, glass splashback, externally vented rangehood, Miele pyrolytic oven, gas/electric combo hob, butler's style pantry, bespoke cabinetry, and plenty of storage\* Main bedroom with built-in robe, garden outlook and ensuite + 3 additional bedrooms, all with built-in robes\* Chic designer main bathroom with bathtub, separate shower, and plenty of storage\* Quality built separate backyard studio, with blackbutt timber flooring, kitchenette, office space, deck, and pizza oven\* Additional studio space, perfect for home office or gym/creative space\* Double brick garage with EV charging\* Ducted reverse cycle air-conditioning and heat pump electric hot water system \* 10.38kw solar system with 2 x 6.3 kwh batteries Rates: \$4,355pa (approx.) Land Tax: \$7,914pa (approx. if rented out) UCV: \$975,000 (2022) 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.