

65a Barada Crescent, Aranda, ACT 2614

home by holly

Sold Duplex/Semi-detached

Friday, 11 August 2023

65a Barada Crescent, Aranda, ACT 2614

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Duplex/Semi-detached

\$740,000

#soldbysally #soldbyash \$740,000 There is an ideal combo of sunny social arenas and peaceful bedrooms overlooking tumbling cottage gardens, with snaked pathways and a layering of rockeries, arbours, and fishponds. A rare treasure, secretly nestled among larger established homes, this charming two-bedroom, dual occupancy, gifts single level, easy living and fosters a wonderful interaction with the outdoors. Steeped in the quietude of the bush, with a thriving community, fab local shops, the coveted suburb of Aranda presents a little bit of country in the city...whisper close to the Belconnen precinct and with arterial roads connecting you straight to the CBD. The tumbled brick form lies far back from the quiet street, behind a beautifully planted and gated, private garden. Wonderfully sequestered, enveloped by climbing roses, camelias, the home is sheltered by a full-length veranda and enjoys drift to multiple outdoor stages. Within a material palette extends a romantic softness - crisp white walls, pops of pastel blues and pinks and soft grey carpet extending underfoot. The cosy living area beckons northern sunlight via large bay window and drifts playfully to sweet gazebo. Set with firepit, the gazebo is the perfect spot for sunny days, relaxing with book or gathering with family and friends, lingering into the evening, glass in hand and fire aglow. The living arena easily transitions to a sun-drenched open kitchen, meals with large ceramic tiled flooring and bay window framing a Japanese maple. Pretty in pink, the kitchen has banks of storage, double wall oven, including microwave combi, induction cooktop and Miele dishwasher. A small servery opens to the living area and adjacent is a generous European laundry. There is easy flow to rear garden with peaceful alfresco dining nook beneath covered awning. Plants tumble from rockeries, pleasing the senses, adding a variety of lush texture and colour. The master bedroom is filled with an exceptional quality of natural lighting owing the expansive glazing, capturing vine draped front veranda and beyond to established trees. There is a lovely ensuite in crisp white on white with sky blue floor tiles, while a built-in-robe takes care of seamless storage. The second serene bedroom welcomes morning light via large picture window which overlooks a magnificent pink flowering camelia. Set with built-in-cabinets the room would also make an ideal home office. Packed with sensory delight, the well-tended eco-system that surrounds the house, gifts a wonderful leafy enclosure, providing loads of natural shade. There is the delight of discovering secret nooks at the end of whimsical garden paths and a natural harmony of sheltered spaces for relaxed communion with the birds, taking in the elevated views out to Aranda treetops, blue skies. Aranda is located at the western foot of Black Mountain and bounded on two sides by nature park. Famed for its bush setting and laid-back family, community vibes, Aranda, is also close to the thriving Belconnen precinct and Jamison Centre. Aranda shops boast local favourites, café - Two Before Ten, and homewares store - Meet Gather Collect. Not far from Aranda primary school and a variety of public and private colleges, the home, is also close to the UC, AIS, Bruce Stadium and only 12 minutes to the CBD. .features.rare dual occupancy, single level cottage in coveted Aranda.free standing two-bedroom, two-bathroom home with rambling cottage garden.fully fenced.full length front veranda.north facing living area flowing to open kitchen/meals all with bay windows.large linen cupboard.ceiling fans to both living spaces and bedrooms.western flow from living room to garden gazebo.north facing master with bay window, built-in-robe and ensuite with bidet.east facing second bedroom with built-in-robe.family bathroom with bidet .kitchen with ample cabinetry, induction cooktop, rangehood, wall oven, wall microwave oven, Miele dishwasher.kitchen opening to covered garden enclosure.reverse cycle heating and cooling.European laundry.security doors .established garden with a myriad of established plantings.rainwater tank.exterior storage cupboard.shared driveway .rental estimate \$550 - \$600 per week EER: 6Living size: 95.71m2 approx.Land size; 340m2 approx. Rates: \$1492 per quarter approx.Strata - \$1880 per annum approx. (building insurance, water/sewerage and management fee)The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.