

**66 Barada Crescent, Aranda, ACT 2614**



**Sold House**

Thursday, 8 February 2024

66 Barada Crescent, Aranda, ACT 2614

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 914 m2**

**Type: House**



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## Contact agent

Nestled privately amidst the tranquil surrounds of Aranda, this beautifully designed family home offers three bedrooms, ensuite and study, plus a large separate studio and workshop at the rear. The family-friendly floorplan enjoys segregation between the master suite and the other bedrooms. Built in 1970, this home boasts a split-level design that effortlessly merges mid-century character with contemporary living. Step inside to discover high vaulted ceilings, floor-to-ceiling windows, feature track LED lighting, and stunning polished concrete flooring, creating an inviting and inspiring space bathed in natural light. Quality renovations and smart improvements such as double-glazing have elevated the home to a beautifully comfortable standard with an EER of 3. \* Private oasis: Enjoy peaceful moments on the large shaded entertaining deck, nestled among the trees\* Renovated kitchen and laundry: The modern high-quality kitchen is a culinary haven, featuring Italian Ilve appliances, gas cooking, Miele dishwasher, and an abundance of practical storage and bench space in both the kitchen and laundry\* Master retreat: Unwind in the light-filled master bedroom, complete with an adjoining study/library, walk-through robe, and ensuite\* Creative spaces: Immerse your creative side and pursue your creative endeavours in the 3.6m x 3.8m approved garden studio. There is also a large additional workshop/garden shed\* Sought-after location: Close proximity to Two Before Ten cafe, 10 Yards restaurant/bar, Aranda Primary School, Canberra High School, and Jamison Plaza\* Outdoors: An approved single brick carport, plenty of off-street parking, and beautiful established gardens set upon a 914sqm parcel of land\* Surrounds: Stay connected to the area and community via nearby cycle-ways and walking trails providing access to Radford College, Aranda Bushland, Mount Painter, Black Mountain reserve and beyond. Calvary Hospital, GIO Stadium, and the city are all moments away\* Design: William H Owen Drafting Service, Curtin ACT, built in 1970\* Finer details: 148sqm of living plus carport, split system air conditioner, gas wall heater, gas and electric hot water systems, back to base alarm system, Crimsafe screensRates: \$1,162pq (approx.)Land Tax: \$2,133pq (approx. if rented)UCV: \$887,000 (2023)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.