

**68 Banambila Street, Aranda, ACT 2614**



**Sold House**

Monday, 14 August 2023

68 Banambila Street, Aranda, ACT 2614

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 830 m2**

**Type: House**



Chloe Lindbeck  
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## Contact agent

Welcome to your dream home in the highly sought-after suburb of Aranda! This immaculate 4-bedroom ensuite family home seamlessly combines comfort, style, and functionality. As you step inside, you'll be immediately captivated by the open and spacious floorplan that effortlessly connects each living space, including the inviting dining area and a well-appointed kitchen offering not only modern gas cooking but a delightful view of the opportunities the outdoor space offers. Working from home has never been easier with the addition of a neat and tidy study space, providing the perfect environment for productivity and focus. Retreat to the large master suite, complete with built-in robes and a private ensuite, offering a luxurious haven within your own home. The three additional bedrooms, each with ample wardrobe space, provide cozy retreats for the entire family. The main bathroom is spacious and functional featuring dual sinks, bath and separate shower with the added luxury of underfloor heating. The living, dining, hallway and bedrooms all have renovated flooring and stylish light fixtures, adding to the comfort this home presents. The appeal of this property extends beyond the interior, as you step outside into a spacious, secure, and private backyard. Embrace the low maintenance gardens, perfect for those leading busy lifestyles. And what better way to enjoy the summer months than with a refreshing dip in the saltwater swimming pool? The seamless flow from the living areas to the outdoor entertainment space ensures unforgettable gatherings with loved ones. Location is paramount, and this property surpasses expectations. Aranda shops are just moments away, offering convenience at your doorstep. Additionally, the close proximity to Belconnen and Jamison Centre ensures easy access to a plethora of shopping, dining, and recreational facilities. Families will delight in the catchment area for Aranda Primary School, renowned for its dedication to providing a quality education. Secondary education seekers will also find Radford College within reach, further enhancing the appeal of this exceptional property. Don't miss out on the opportunity to call this stunning Aranda family home your own.\* Immaculate 4 bedroom, 2 bathroom, 2 car garage home, with additional storage, situated on 830sqm block\* Open and spacious floor plan that effortlessly connects each living space flowing to the outdoor entertaining area and pool\* Renovated tile flooring throughout the living spaces\* Well appointed kitchen with gas cooking and modern appliances\* Master suite with built in robes and private ensuite, 3 additional bedrooms each with plenty of wardrobe space\* New carpet installed throughout all bedrooms\* Spacious main bathroom with bath, separate shower and under floor heating\* Additional study space perfect for working from home\* Private and secure back yard with low maintenance garden\* Saltwater pool\* Sensational location with easy access to Aranda shops, Belconnen and Jamison centres.\* School catchment areas for Aranda Primary School and Radford College Rates: \$4,558pa (approx.) Land Tax: \$7,807pa (approx. if rented out) UCV: \$979,000 (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.