

82 Bandjalong Crescent, Aranda, ACT 2614

home by holly

House For Sale

Saturday, 25 November 2023

82 Bandjalong Crescent, Aranda, ACT 2614

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 694 m2

Type: House



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$1,395,000

The natural landscape has a way of influencing our lives, uplifting our moods, weaving itself into our memories, our sense of self. Aranda was designed to foster a life steeped in nature, cleverly arranged so families could have access to amenities within short walking distance from their homes. Quiet streets and established houses on big blocks set the tone within this warm community that loves to foster local and champion a connected family life. Throw in over 100 acres of Eucalypt and woodland forest on the slopes of Aranda Hill and you have an idyllic, nourishing way of living, just 4kms from the CBD. The perfect solar orientation and elevation welcomes light and aspect, while a beautiful renovation has created an unfolding of gorgeous contemporary spaces with sustainability in mind - double glazing, solar array, water tanks. A large timber deck flows out from the rear, merging with peaceful private gardens, creating a wonderful sense of indoor-outdoor living. This beautiful four-bedroom home is ideally placed just a few steps from the much loved Aranda shops and Primary School and not far from Aranda Playing Fields. Just beyond green byways connect to all the walking and biking trails of the Aranda Bushland Reserve. Set back from the road and rising from the gently sloping block, the lovely elevation, takes full advantage of its north-easterly aspect, enjoying sunlit views to rooftops, trees, sky. The impressive over-sized front door opens to a welcoming foyer and adjacent bright, living, dining, kitchen area with multiple double windows capturing ghost gums. A minimalist mood lends a peaceful vibe as white on white coalesces with a combo of soft carpet and honeyed timber floors. The kitchen extends, along the eastern wall, taking in the elevated views and ample light. Banks of deep drawers meet natural stone countertops with sleek chrome handles and stainless-steel appliances. There is a built-in wine rack and pretty cabinets with glass doors for curated display. This family hub feels at once sophisticated and homely, with enough space for more than one family cook. Think, throwing something simple and fresh together, spending essential time with family and friends. The sleeping zone is nicely sequestered at the southern end of the home and houses a generous master bedroom with built-in-robe and ensuite, with three additional bedrooms. The third bedroom opens directly onto the deck and rear gardens and lends itself to ideal home office or sitting room/library. Both ensuite and family bathroom continue the design thread of white on white with natural stone countertops and floor tiles in the organic hue of river stones. Beautifully planted beds are edged with timber and easy-care synthetic lawn lets the kids tumble and play. There is not much to do here but sit deck side enjoying relaxed outside time together, nurtured by fresh air off the bush, the sweet sounds of birdsong and shared laughter. 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 the Jamison Centre. The fab Aranda shops boast local favourites, café - Two Before Ten, 10 Yards and homewares store - Meet Gather Collect. A few steps from both Aranda shops and Aranda primary school, the home is ideally located and handy to the bushland trails of Aranda Reserve. A variety of public and private colleges are close to hand and the home, is not far from the UC, AIS, Bruce Stadium and only 12 minutes to the CBD. features..beautifully renovated four-bedroom home in sought-after Aranda. north facing and on the high side of the street. light filled living and dining room. spacious east facing kitchen with Corian benches, Miele dishwasher, AEG pyrolytic oven and soft closing drawers. double glazed windows throughout. solar panels - 5.8kw. designer family bathroom with ceiling to floor tiles and heated towel rails. spacious master bedroom with renovated ensuite and built-in-robe. ducted gas heating. ducted evaporative cooling. instant gas hot water system. three phase power. double garage under with extra storage space. fully landscaped back garden with large deck and artificial grass. two water tanks. storage shed. a few steps to Aranda shops and Aranda Primary School. close to green spaces including the walking and biking trails of Aranda Bushland Reserve. handy to the thriving Belconnen precinct and the Jamison Centre. close to the inner north and only 4kms to the CBD. residence - 154 sqm. garage - 44 sqm. block size - 694 sqm. eer 4.5. year built 1968