

83 Bandjalong Crescent, Aranda, ACT 2614

home by holly

Sold House

Friday, 23 February 2024

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Bedrooms: 3

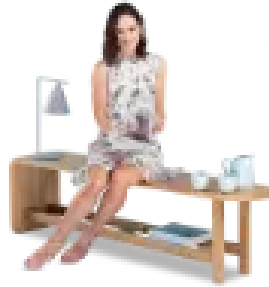
Bathrooms: 1

Parkings: 1

Type: House



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$1,060,000

#soldbysally #soldbyash \$1,060,000 This original three-bedroom cottage, has been lovingly renovated, retaining its vintage charm, while incorporating an elegant modern aesthetic with just a hint of sparkle. Ideally located, a hop, skip, and a jump from the famous Aranda shops and local school, never far from a myriad of green spaces, the home is also close to the peaceful trails that criss-cross the Aranda bushland. Liriopes and flowering roses coalesce with natural gravels and square steppers that usher to the sweet front patio. Think morning coffee, taking in the birdsong, the comings, and goings of Bandjalong Crescent, perfectly screened by the floating baton wall. Nestled within native gardens the home is very much in tune with the famed Aranda "city meets bush" vibes. Set back behind a wide green verge, shaded by epic gum trees, this sweet cottage welcomes from the get-go. A combo of classic brick, terracotta roof and big steel windows blends with contemporary additions - Woodland grey Colorbond garage and baton screen in soft Windspray. The well-crafted front door completes the entry sequence with its mid-century vertical carved lines and triplet of dotted glass insets. There is a lovely circular flow from the wide foyer, as open plan living and dining curves to meet the new kitchen. Light and bright with huge windows capturing landscape at every turn, the home has an airy paired back simplicity. Golden hardwood floors stretch underfoot, and organic stone countertops sparkle with hints of starry silver. We love the delicate touches - the hand-made mosaic tiling in midnight blue within the laundry and the small borders of marbled square tiles within the bathroom - introducing an artisanal sense of whimsy. The kitchen is all white-on-white with banks of cabinetry and luxe stainless-steel appliances for the home cook. A large window above the sink means you can take in the garden, the kids at play while you do the washing up. There is also a peek-a-boo servery window, forging another line of sight and connection with the living and dining area. There is a breakfast bar for friends and family to gather and a sweet sitting area beneath the corner windows - a lovely nook for both quiet reverie and communion. The master seems to float within the front garden, as large windows frame trees, stand of pink flowering roses. A wall of built-in-robos takes care of storage and there is a cooling ceiling fan for summer nights. Two additional bedrooms, centre around a family bathroom finished in soothing neutral floor to ceiling tiling. There is a relaxing tub and the convenience of a separate toilet. Bedroom two is double in size and has a built-in-robe. The third room overlooks the leafy back garden and could easily be utilised as a wonderful home office. Natural bush rock edges leafy garden beds teeming with beautiful plantings as soft lawn stretches beneath the shady boughs of an ornamental apple tree. The private rear garden has a relaxed homely feel...one imagines long lunches, the table set-up on the paved arena, the kids mucking about on the lawn, a casual to-and-thro from the kitchen. 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 shopping centre. The fab, local Aranda shops boast local favorites, café - Two Before Ten, and homewares store - Meet Gather Collect. Within walking distance to Aranda primary school and close to 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..charming three-bedroom home in coveted Aranda. generous foyer with coat cupboard. large living combined dining room with flow to kitchen. new kitchen combined sitting area with breakfast bar, banks of cabinetry including utility and pantry cupboards, SMEG induction cooktop and Bosch rangehood, wall oven and two-drawer dishwasher from Fisher & Paykel. adjacent laundry with hand-made mosaic tiling, flowing to rear garden and alfresco dining. master bedroom with wall of built-in-robos and ceiling fan. second double bedroom with built-in-robe. third bedroom/office overlooking back garden. family bathroom with tub and separate toilet. original hardwood floors. honeycomb Nordic blinds. ducted electric AC. 9.99KW solar array with panels and inverter by SolarEdge. Stiebel Eltron heat pump hot water system. easy-care native gardens. security door. long private driveway with single garage. lovely private back garden with alfresco dining area, shady apple tree, soft lawn and a mix of shrubs and plants. walking distance to Aranda shops and primary school. ultra convenient public transport - bus stops footsteps away in each direction. handy to the Belconnen Precinct and the Jamison Centre. 12 mins to the CBD. eer .5. land size 783m2. living size 109m2. uv \$756,000. year built 1968. rates \$1,014 per quarter