

# 9 Jalanga Crescent, Aranda, ACT 2614

## House For Sale

Friday, 19 January 2024

**Canberry.**

*Live Where You Love*

9 Jalanga Crescent, Aranda, ACT 2614

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 698 m2**

**Type: House**



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## Auction, Sat 17th Feb at 10:00am | On site

Auction Location: On site  
What the owners loved was the location and being surrounded by a community of like-minded people who call Jalanga Crescent home. What you will love is this delightful three bedroom home that has some recent upgrades with a lovely north facing aspect to the rear of the property. Framed by a delightful gardens featuring an array of plantings, and set back from the street for privacy and tranquility, this beautifully presented home enjoys an easy care design and a sought-after lifestyle location. Step inside to discover a tranquil ambience, and a floor plan that provides separate living areas that include a sun light living room with separate dining that could also act as a beautiful winter sunroom for lazy mornings, reading a great book and soaking up the sun. A delightful secure courtyard from the renovated kitchen and meals could be a great space for children to play whilst cooking or outdoor dining. From the dining area/sunroom step out onto an outdoor deck that will lead you down to a garden full of fruit trees and a private outdoor space to connect with nature. Three bedrooms are separated from the living areas and have easy access to the bathroom. The bathroom currently incorporates separate bath, shower, vanity and toilet and this space that could be updated down the track to value add to the home. The spacious laundry also incorporates a shower. Boasting a highly convenient and sought-after location this suburb is with just under 10 minutes' drive to Canberra City and 3.5km to Westfield Belconnen. Located just a short walk to Aranda Primary School and St Vincent's Primary School and for a great coffee or brunch, Two Before Ten could be an easy stroll. Jamieson Plaza for shopping, North Canberra Hospital, CIT Bruce, University of Canberra and the Australian Institute of Sport are also within a short drive. Break into the Aranda market and come home to 9 Jalanga Crescent, Aranda. Property Features • Elevated location in a quiet tranquil Street • Set back from the street and very private • 3 Bedrooms, 1 Bathroom • North-Facing rear with pretty outlook and glimpses to Belconnen • Upgraded kitchen with eat in meals and access to private courtyard • Sunlight lounge and dining room/sunroom • Stylish laminate timber flooring throughout including bedrooms • Delightful gardens with fruit trees and vegetable boxes ready to make your own. • Private rear gardens • Single lock up garage and parking space  
Property facts: • Built: 1972 • Block size: 694m<sup>2</sup> (approx.) • EER: 1.5 • UV: \$818,000 (2023) • Living: 121m<sup>2</sup> (approx.) • Hot water: Electric • Ducted Gas Heating • Split System Inverter • 1.3 kw Solar System • Rates: \$1,135 per quarter (approx.) • Land Tax (if rented): \$1,830 per quarter (approx.) (All measurements, amounts and values are approximate and not to be relied upon. Buyers to make their own enquiries.)