

9 Marulda Street, Aranda, ACT 2614

home by holly

Sold House

Sunday, 15 October 2023

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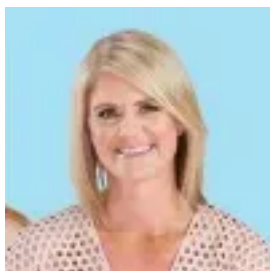
Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 672 m2

Type: House



Holly Komorowski
0491850701



Sally Strang + Ash Costello
0491850701

\$1,050,000

#soldbyholly \$1,050,000 Set back from the road and rising from the gently sloping block, the home's natural elevation, captures sunlit views to surrounding trees. The layout has a wonderful connectivity as social spaces flow together, culminating in an airy family room, spilling to deck and peaceful garden. Marulda is a quiet loop street that edges the green byways that connect to the famed Aranda bushland. This beautiful pocket places you within walking distance of Aranda Primary and the much loved local shops. Known for bringing a little piece of country to the city, Aranda, is a romantic, coveted enclave, grounded in nature, with a warm community spirit, making it the ideal locale for family life. This fabulous three-bedroom family home has been lovingly renovated, retaining its classic appeal, while incorporating a soothing, contemporary aesthetic. Beautiful timber floors flow underfoot, and a clean neutral palette plays host to a pretty dappling of light. The classic brick form with terracotta roof tiling, looks at ease beneath the sheltering gum trees. An elevated porch and timber front door with inset beveled glass, ushers to a welcoming foyer. A large mirror set on one wall, cleverly enhances the sense of space and light. Large windows frame garden and street within the front living area, that drifts to dining room. Dark worktops pop against natural cabinetry and mint green splash back, within the charming kitchen. A wonderful open sociability with the dining space means you can chat while food prepping, ideal for busy family life and entertaining. A sweeping family room opens to deck and garden, forging a wonderful connection to outdoors, and capturing an ideal ingress of north-eastern light. Think invaluable family moments...relaxing and dining alfresco with friends, as the kids play on the lush lawns below. Three peaceable bedrooms with built-in robes for seamless storage, capture garden views, welcoming nature inside. While the simply appointed family bathroom echoes the Aranda skies, with its combo of crisp white and ethereal blue. Aranda is located at the western foot of Black Mountain and is 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, GIO Stadium and only 12 minutes to the CBD. Features...beautiful three-bedroom family home in coveted Aranda. generous front living room flowing to dining and kitchen. large rumpus or family room with built-in cupboards, opening to deck and garden. reverse cycle heating and cooling unit within living room. three bedrooms with large picture windows framing leafy views and built-in robes. family bathroom and separate toilet. internal laundry with loads of storage. timber floors throughout. ducted gas heating. elevated rear deck overlooking garden. large leafy backyard with lawns bordered by retaining walls and garden beds. private driveway ushering to double garage. extra storage under front stairs. front security door and security screens to bedrooms. walking distance to Aranda Primary school and Aranda shops. close to parklands and reserve. handy to the Belconnen precinct, Jamison Centre, a variety of schools, transport and a mere 12 minutes to the CBD by car. FINE DETAILS (all approximate): Land size: 672 m² Build size: 152 m² (approx.) EER: 1.0 Zoning: RZ1 Build year: 1968 Rates: \$4,333.26 pa Land tax: \$7,873.64 pa (investors only) UV: \$818,000 (2023) Currently tenanted for \$735.00 per week on a periodic tenancy.