

# 99 Bandjalong Crescent, Aranda, ACT 2614

## Sold House

Thursday, 9 November 2023



99 Bandjalong Crescent, Aranda, ACT 2614

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 842 m2**

**Type: House**



Amy Wilson  
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Sophia Spokes  
0452112343

**\$1,540,000**

Auction 25th November at 2.30pm On Site unless sold prior. Auction guide \$1.5m + Introducing this beautiful property that offers the best of modern design and functionality. With a grand presence and stunning street appeal the home features contemporary finishes, including rendered exterior walls and timber-look automatic garage doors. The addition of feature hardwood screening adds a touch of elegance to the overall design. The professional low maintenance landscaping, fully irrigated, ensures that the property always looks its best without requiring extensive upkeep. As you step inside, you'll be captivated by the jaw-dropping, fully renovated kitchen. Featuring a 900mm induction cooktop and oven, it is a chef's dream. The 40mm marble-look Caesarstone benchtops with a waterfall edge and bench seating for four create a luxurious and inviting space that meld perfectly with the vast open-plan living areas. The interior of the house is impressive, with Tassie oak flooring, fresh paint, quality wool carpet, curtains and blinds. Stay comfortable year-round with ducted evaporative cooling and ducted gas heating. The outstanding Energy Efficiency Rating (EER) of 6.0 reflects the home's commitment to sustainability. Soundcheck insulation and double-glazed windows throughout provide a quiet and energy-efficient space. Entertaining is a breeze with the kitchen seamlessly opening onto a sprawling hardwood deck. This space is perfect for hosting gatherings or simply enjoying a quiet evening outdoors with the family. The secure fenced backyard allows the kids to play safely on the large back lawn beneath the shady canopies of established trees. \* Double glazed and energy efficient (EER 6) with insulation under floor, in ceiling and sound-check insulation in the walls\* Fully renovated throughout, freshly re-painted throughout, Tassie Oak floors and quality wool carpet, curtains and privacy blinds, built-in-wardrobes, walk in robe in master, lots of custom built joinery for storage\* Stunning contemporary kitchen with 900mm Fisher and Paykel induction cooking and oven, integrated dishwasher and integrated fridge\* New electrical throughout and new pvc plumbing system, security system and cameras, sensor lights and code-lock front door, crimsafe screens\* Chef's style kitchen with 40mm marble-look Caesarstone benchtops with waterfall edge and bench seating for four\* Spacious open-plan living areas, renovated bathrooms and a luxe laundry featuring recycled timber bench, hanging space and a great amount of storage\* Ducted evaporative cooling and ducted gas heating, colorbond roof, gutters and fascia\* 842sqm block, secure fenced backyard, professionally landscaped gardens with phone/app-controlled irrigation system, sprawling hardwood deck and paved area for entertaining\* Oversized 57sqm double garage with automatic timber-look garage doors, workshop space, underfloor storage, lots of off-street parking\* 400m to Aranda Primary and Two Before Ten Café and Ten Yards bar and restaurant\* 4mins to Jamison Plaza, 8mins to Westfield Belconnen, 11mins to the City, close to Calvary Hospital, Raford, UC and ANU Rates: \$4,929pa (approx.) Land Tax: \$9,117pa (approx. if rented out) UCV: \$948,000 (2023) 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.