

22 Arabana St, Aranda, ACT, 2614



House For Sale

Wednesday, 14 August 2024

22 Arabana St, Aranda, ACT, 2614

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Grace and Warmth in a Coveted Location

Situated in the coveted and well-established community of Aranda, 22 Arabana Street offers a perfect blend of comfort, convenience, and modern living. As you step inside, you will immediately appreciate the spaciousness and warmth of this home.

The main bedroom features built in his and her wardrobes and a neatly appointed ensuite. The other three generously sized bedrooms positioned at the opposite end of the house are all completed with built in wardrobes ensuring ample storage and personal space for every member of the family.

With an open plan design the spacious kitchen, dining and living areas seamlessly open onto a large entertaining deck. The gorgeous new and well-appointed kitchen complete with stone counter tops, oven and induction cooktop is sure to delight.

Adding an extra layer of comfort and warmth, the large sunlight living area is perfect for entertaining guests or enjoying a family movie night.

Modern and new, the main bathroom offers a touch of luxury complete with walk in shower, free standing bath, vanity and toilet finished with black accent fittings. The euro laundry is perfectly appointed in this space for ease of family living.

Stepping outside you are welcomed by the privacy of a large, covered deck perfect for year-round entertaining and low-maintenance garden complete with irrigation system. Whether you are hosting a summer barbecue or enjoying a quiet evening under the stars, this outdoor space is designed for enjoyment and relaxation.

Separate from the main house the two-car garage also offers home office capabilities.

This home comes complete with the perfect blend of comfort, convenience and community. Do not miss this opportunity to secure your piece of paradise in the heart of Aranda.

Features:

- Main bedroom with his and her wardrobe and ensuite
- Three generous bedrooms all with built ins
- Kitchen complete with stone counter tops, oven and induction cooktop
- Dining area
- Spacious living area
- Modern and new main bathroom
- Euro laundry
- Two car garage with office capabilities
- LED lighting throughout
- Ducted heating and cooling
- Video enabled doorbell
- Remote control front gate entrance

EER: 1.0

Living: 142 m² (approx.)

Garage: 46m² (approx.)

Land: 737m² (approx.)