

3 Gurnai Place, Aranda, ACT, 2614



House For Sale

Friday, 9 August 2024

3 Gurnai Place, Aranda, ACT, 2614

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House



Phyllis Tidmarsh
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Spacious Family Home in Quiet Cul-De-Sac

Tucked away in a whisper-quiet cul-de-sac, this family haven welcomes you with a sun-kissed front porch, perfect for enjoying the ever-changing seasonal colors of the gardens below, and promises relaxed comfort in idyllic surrounds.

Step through the formal entry into a home of spacious elegance, where functional design meets comfort. The cleverly conceived layout balances shared and private spaces with two expansive living areas and well-separated bedrooms, all enhanced by reverse-cycle heating and cooling for year-round comfort.

Three good-sized bedrooms are thoughtfully positioned away from the commodious main bedroom - a private retreat featuring an ensuite, huge walk-in robe, and a delightful bay window with a leafy outlook. This cosy nook is perfect for snuggling into a comfortable chair with a cuppa and a good book on a rainy day.

The formal lounge and dining area is positioned to capture the natural sunshine, while the open-plan family area boasts wall-to-wall picture windows overlooking the garden. Cooking is a joy in the generously sized kitchen, featuring quality Miele appliances and ample storage and food prep space.

Sliding doors open from both living areas to the gracefully paved entertaining space, privately nestled amongst established gardens. Trimmed hedges add a touch of formal elegance and create an inviting space perfect for memorable outdoor dining.

Just a short stroll from Aranda Primary School, playing fields, and the Aranda shops, where you can pick up a coffee from the popular 'Two Before Ten' café, this home is perfectly placed for family convenience. With its leafy surrounds, scenic walking trails, and central location offering excellent connectivity to Jamison shops, Belconnen, the city, and nearby facilities like Canberra University, ANU, AIS, and the Bruce Stadium, Aranda is truly one of Canberra's most livable suburbs.

Perfect for families seeking space and comfort in a quiet, convenient, and sought-after location. Don't miss the opportunity to make this beautiful home your own.

*****PLEASE NOTE THIS PROPERTY WILL GO TO AUCTION AT 2/14 WALES STREET. BELCONNEN*****

Quality features:

- Peaceful cul-de-sac location
- Extended family residence
- Welcoming porch and formal entry
- Four well-sized bedrooms; three with built-in robes
- Sizable main bedroom complete with an abundance of built-in
- Robes/walk-in robe and ensuite
- Remaining bedrooms located at the opposite end of the home
- Cleverly designed main bathroom, with separate toilet, bathtub and vanity area
- Plenty of storage throughout
- Two segregated oversized living areas
- Living room with abundant natural light
- Dining room with sliding door access to the rear yard, ideal for extending your living outdoors
- Spacious kitchen with quality Miele appliances
- Family room with full-length windows
- Reverse cycle heating and cooling throughout
- Convenient separate laundry
- Established landscaped gardens
- Side gates on either side of the home for added convenience

- Single carport
- Ample under-house storage
- Alarm system for an added sense of security

Stats:

- Home size: 210 sqm
- Block size: 824 sqm
- UV: \$890,000 (2023)
- EER: 3.0
- Year built: 1967
- Rates: \$5,192 pa
- Land Tax if rented: \$10,848 pa

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.