

**72 Barada Crescent, Aranda, ACT, 2614**



**House For Sale**

Wednesday, 23 October 2024

72 Barada Crescent, Aranda, ACT, 2614

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

## Spacious Living and Storage is Something to Savour

With generous flowing functional spaces of quality finish, this exceptional family home should be on your must-see list.

An enormous open-plan family and dining room with banks of windows and sliding doors opens out to the area that will become everyone's firm favorite - an alfresco terrace adjacent a heated pool with a water fountain feature. Everything you could need for a memorable summer is here. From the huge additional terrace surrounding the pool to the outdoor shower.

The main terrace is ready for installation of a fitted gas barbecue and there is a lovely low-maintenance artificial lawn where the kids can tear around and burn off energy over the holidays.

Established landscaped gardens envelop the entire property, offering privacy and tranquility. Both the front and rear terraces boast stunning views of the Brindabella Mountains.

Cooking fans will benefit from a well-equipped kitchen with quality appliances in easy reach, a dedicated coffee bar and a walk-in pantry which keeps everything clutter-free.

Like the kitchen, this home's bathrooms are contemporary spaces with high-end amenities and fixtures such as rainfall showers and underfloor heating.

A luxurious Victoria + Albert oval bath in main bathroom will allow you to totally relax and rejuvenate .

The principal ensuite, with its dual sinks and glass top vanity is the perfect complement to a dreamy main bedroom that boasts outdoor access and a walk-in wardrobe with skylight. A second ensuite bedroom is perfect for guests or multi-generational families and the remaining three bedrooms have lovely views. Skylights over the kitchen and internal stairs flood natural light into the house.

An incredible bonus of this home is the astonishing use of space under the house with a study and a gym already both in place, but there is also scope for a wine cellar and plenty of room for ski, bike and hiking equipment or the potential for a workshop in the storage areas available.

Everything locals love about Aranda is represented in this home. It is steps from much-loved bushwalking trails, an 8-minute stroll to a signature coffee shop, Aranda Primary and St Vincent's Primary and just a further five minutes to Jamison Plaza for access to multiple supermarkets and retail.

### FEATURES

- Elevated family home with generous living spaces
- Brush box floor to formal lounge
- Porcelain floor tiles to kitchen, meals and dining
- Reverse-cycle air conditioning with four zones
- Kitchen with slide-out pantry plus walk-in pantry, induction cooktop and integrated microwave, dishwasher, island bench, wine storage, plumbing for refrigerator
- Heated pool with solar cover
- Outdoor shower
- Laundry with toilet which services pool
- Bedroom or study with its own entrance
- Built-in wardrobes
- New carpet to all bedrooms
- Skylights over kitchen and internal stairs floods natural light into the house
- Private and tranquil landscaped gardens

- Sensor lighting
- Colorbond fencing
- Three-phase power
- Double automated garage with internal access
- Secure parking for trailer inside double leaf gate
- Off-street parking
- Exceptional storage

Year Built: 1969

Block: 929m<sup>2</sup>

Upper Level: 255.70m<sup>2</sup>

Lower Level: 32.00m<sup>2</sup>

Garage & Store: 51.40m<sup>2</sup>

Rates: \$4,772 (approx)

Land Tax (if rented): \$9,818 (approx)