



Aranda, 3 Jagara Street

A home among the gum trees

In a quiet tree lined street, 3 Jagara is offering one family an opportunity to step into the blue-ribbon suburb of Aranda. With sunlit views out to an entertainment deck and established native gardens, this three bedroom ensuite home also offers a separate downstairs rumpus room with its own access, kitchenette and bathroom, plus an additional storage room.

Aranda is highly sought after due to its proximity to popular schools, universities, shops, and services. It has bush walks, beautifully maintained ovals, excellent access to public transport and bike paths, and is a very special place to live.

Boasting a northerly aspect, step in to appreciate what this property has to offer:

- A flexible living combination of open plan lounge, dining and kitchen areas, stepping out to a raised entertainment deck (with gas main for a BBQ)



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3

3

1

For Sale
Auction

View
ljhooker.com.au/HNZPAF8H

Contact
Sharon Schnyder
0400 485 204
sschnyder@ljhbelconnen.com.au

EER ★★★★★

LJ Hooker Belconnen
(02) 6251 1477

- Updated kitchen with European stainless steel appliances, dishwasher and plenty of cupboard space
- Laundry with direct access to backyard
- Renovated main bathroom with shower/bath, toilet and vanity
- Light-filled master bedroom with walk-in-robe and ensuite
- Second and third bedrooms with built-in closet space and sunlit views out to the established native garden
- Ash flooring and floor-to-ceiling windows throughout
- Ducted gas heating and evaporative cooling
- A separate downstairs rumpus room with its own access, kitchenette and bathroom, plus an additional storage room. Great to set up as a home studio, or granny flat for extended family members, with its own separately metered electricity connection
- A single carport and plenty of extra space for parking
- Easy walk to fabulous local schools, café, parks and reserves, including:
 - The revitalised local Aranda shops with Two Before Ten café, Ten Yards wine bar, Illeso yoga studio and Meet Gather Collect homewares store
 - Walking and mountain bike trails in the adjacent Aranda and Black Mountain bushland nature reserves
- A short drive to University of Canberra, Radford College, ANU, Jamison Plaza and Calvary Hospital
- A direct 10 minute bus ride to the Australian National University and Canberra City
- A 2024 land value of \$860,000

The property is offering Vacant Possession and is certainly livable as is, or there is a very real prospect of "Creating your own Castle" in a tightly held suburb with plenty of room to the front, back and sides to renovate or recreate.

Disclaimer:

All information contained herein is gathered from external sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries and satisfy themselves in all respects.



LJ Hooker Belconnen
(02) 6251 1477

Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

More About this Property

Property ID	HNZPAF8H
Property Type	House
House Size	138 m ²
Land Area	665 m ²
EER	1
Including	Deck Dishwasher Outdoor Entertaining Built-in-Robes

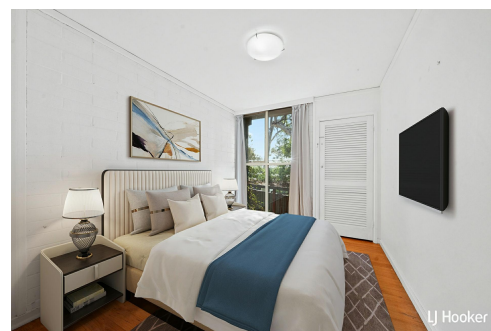
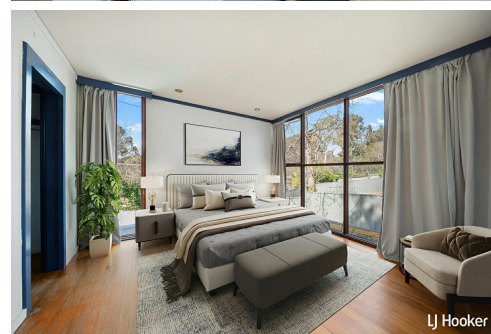
Sharon Schnyder 0400 485 204

Sales Agent | sschnyder@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

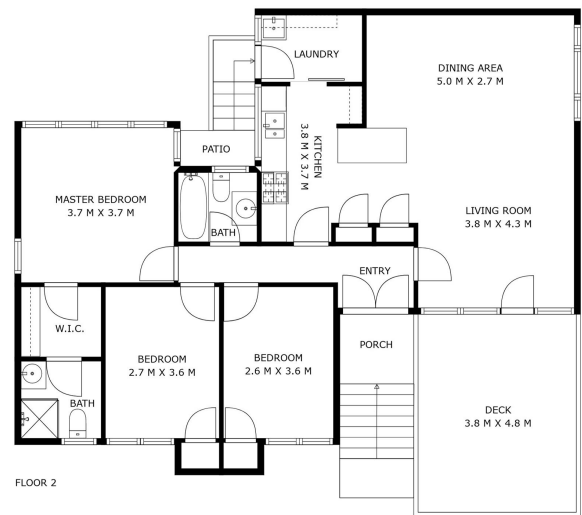
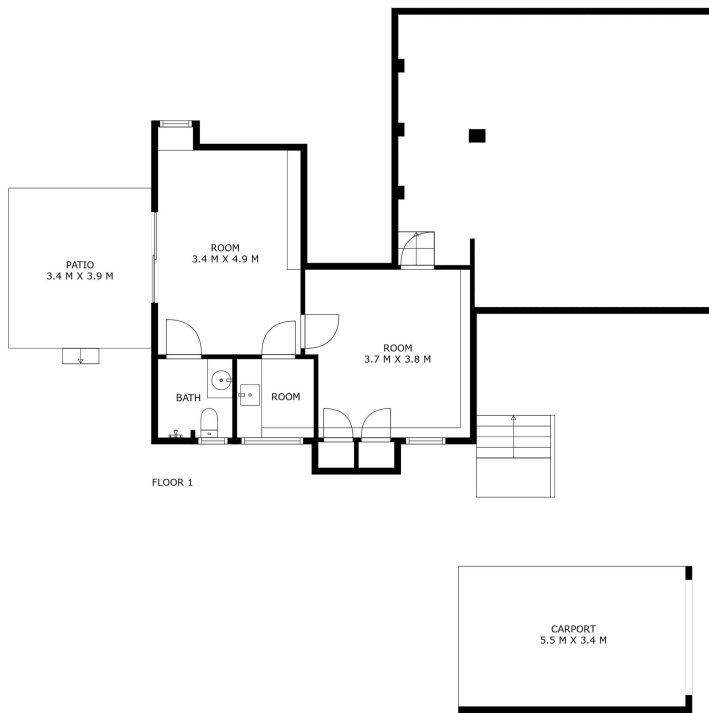
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker Belconnen
(02) 6251 1477



3 Jagara Street, Aranda



Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.

aperture
by LJ Hooker