



32 Wangara Street, Aranda

A Hidden Family Haven with Heart, Space & Serious Versatility

Tucked quietly behind a screen of lush bamboo, 32 Wangara Street is one of those homes that instantly feels special - the kind where neighbours become friends, kids grow up together, and school drop-offs turn into daily catch-ups.

This is a true community pocket. A place where families put down roots, where local schools are just minutes away, the shops are part of your weekly rhythm, and familiar faces greet you on morning walks. It's the sort of suburb people move into...and rarely want to leave.

Behind its private, leafy fae, the home opens to reveal a surprisingly versatile layout designed for real life. With living spaces across both levels, there's room for everyone to spread out - parents, kids, guests, and even that growing collection of hobbies.

Out the back, a separate studio adds another layer of flexibility. Perfect as a teenage retreat, home office, creative space or quiet work-from-home sanctuary, it sits peacefully amongst the rambling garden - a little escape of its own.

4 2 1

AUCTION

Sat 21st Feb @ 10:00AM

VIEW

Sat 14th Feb @ 1:30PM - 2:00PM

AGENTS

Carly Clough
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AGENCY

LJ Hooker Gungahlin
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Interested parties must rely solely on their own enquiries.



Freshly painted interiors, beautiful timber floors and a strong sense of privacy give the home a warm, welcoming feel from the moment you step inside. It's comfortable, move-in ready, and full of character - not a cookie-cutter in sight.

And while it's a dream for families, investors also take note: this location consistently attracts strong rental demand thanks to its proximity to schools, shops, transport and established amenities.

We'll be taking this one to auction...but the owners are realistic and open to selling prior for the right offer. So if you've already fallen a little bit in love (understandable), you may not need to wait for auction day to make it yours.

Homes with this much heart, flexibility and community connection don't come along often.

The Features

- Ducted heating and cooling throughout - cosy, consistent warmth in winter with effortless comfort for the whole family and Zoned. With the added bonus of wall heaters to upstairs rooms.
 - Elevated position - captures leafy outlooks through the bamboo screen, cooling breezes and a wonderful sense of space and privacy.
 - Privately set back from the street - a peaceful retreat hidden away from the world, perfect for quiet living or entertaining.
 - Separate studio at the rear - ideal for a home business, music room, creative studio, sewing/craft space, teen retre* at or rumpus room.
 - Two-storey design with bedroom & bathroom downstairs - perfect for guests, teenagers, multigenerational living or working from home.
 - Wine cellar - a rare bonus for collectors and entertainers alike.
 - Space for a veggie patch - grow your own produce and enjoy a more sustainable, garden-to-plate lifestyle.
 - Designated fire-pit area - the ultimate spot for winter nights, marshmallows, red wine and relaxed gatherings with friends.
- " Walking distance to Aranda shops & cafés on Bandjalong Crescent, including:
- Two Before Ten - local favourite for coffee & brunch
- " 10 Yards - relaxed café & pizza spot
- Meet Gather Collect - For all of your unique gifts, jewellery, and one off pieces.

The Numbers

AUCTION 21st February 2026 10am

- Rates: \$4,648
 - Land Tax (only if rented) \$9,513
 - Land Value \$860,000 2024
 - Rental Potential per week \$820-\$850
 - House Size: 169m2 Plus studio
 - Block Size 750m2
- EER :1.5

MORE DETAILS

Property ID	36A9GCY
Property Type	House
Land Area	750 m2
EER	1.5

Carly Clough 0419 296 458

Licensed Agent ACT/NSW and Auctioneer |
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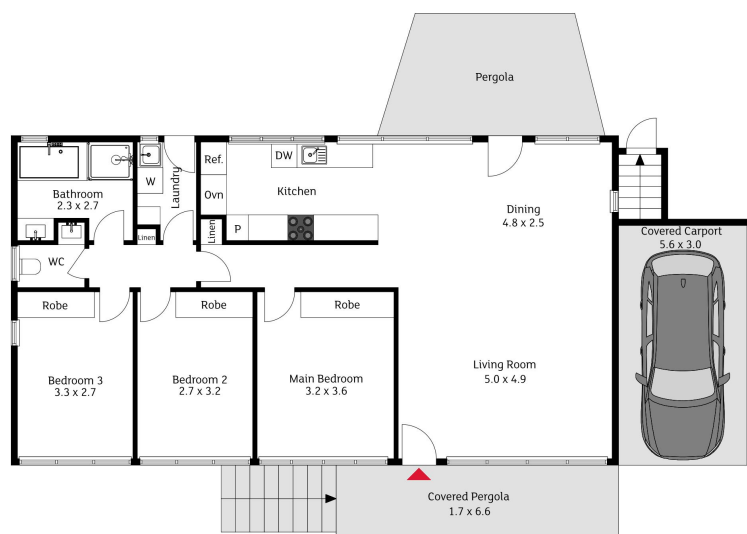
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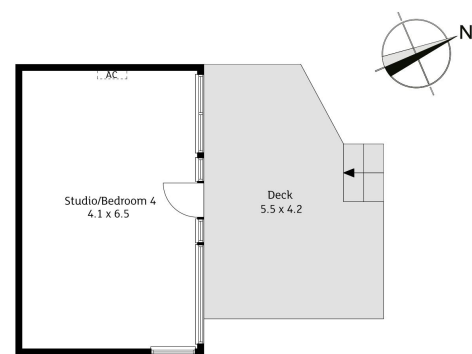
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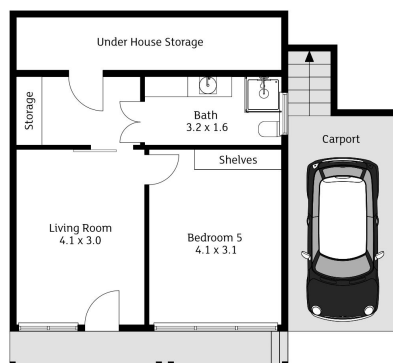




Upper Level



Studio



Ground Level

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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 LJ Hooker