



## Aranda, 36 Gundara Street

### Tranquil Family Retreat Among the Gums in Leafy Aranda

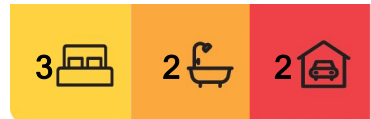
Tucked away in one of Aranda's most peaceful and tightly held pockets, three-bedroom and 2 study home offers the perfect blend of natural serenity, family-friendly living, timeless character and potential. Surrounded by established gardens and framed by gumtrees, the home sits in a private and quiet setting on a generous block, ideal for those seeking both space and seclusion.

Step inside to discover character features throughout, including stunning parquetry flooring in the main living areas and a gas fireplace for cosy winter evenings. The open-plan design flows seamlessly from living and dining to a timber undercover deck, perfect for year-round entertaining.

A conservatory surrounded by lush gardens, offers a unique sanctuary for gardeners, artists, or quiet morning coffee. The heart of the home is the kitchen, featuring sleek 40mm stone benchtops, induction cooktop, new oven, and a dishwasher. The cleverly designed



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**For Sale**  
Auction

**View**  
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**Contact**  
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**EER** ★★★★★

**LJ Hooker Belconnen**  
**(02) 6251 1477**

European laundry maximises space and convenience.

Accommodation includes three bedrooms, with the main offering a large built-in robe. Two studies provide the flexibility for a fourth bedroom, nursery or creative space.

This home is ideal for families, professionals or downsizers looking to enjoy the best of Aranda's natural beauty with all the convenience of nearby schools, shops, and green spaces.

Additional highlights include:

- \* Private, established landscaped gardens with mature trees
  - \* Potential to create your dream home
  - \* Parquetry flooring and original character elements
  - \* Gas fireplace and reverse cycle heating/cooling
  - \* Induction cooktop, dishwasher and new oven
  - \* 40mm stone kitchen benchtops
  - \* Covered timber deck
  - \* Conservatory perfect for plant lovers or a relaxing retreat
  - \* European-style laundry
  - \* Circular driveway offering easy access and off-street parking
  - \* Quiet, tree-lined street
  - \* Moments to Aranda Primary, St Vincent's, Aranda Preschool, and Canberra High
  - \* Short drive to Jamison Plaza, Belconnen Town Centre, and nature trails
- 
- \* Land Size: 767sqm
  - \* Living Size: 136sqm
  - \* Carport Size: 47sqm
  - \* Rates: \$4,648 p.a.
  - \* Land Tax: \$9,513 p.a. (investors only)
  - \* CUV: \$860,000

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## More About this Property

<b>Property ID</b>	HNU4DF8H
<b>Property Type</b>	House
<b>House Size</b>	136 m2
<b>Land Area</b>	767 m2
<b>EER</b>	0.5

**Kathy Komar 0455 891 351**

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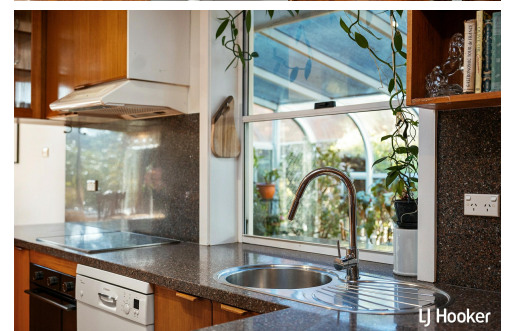
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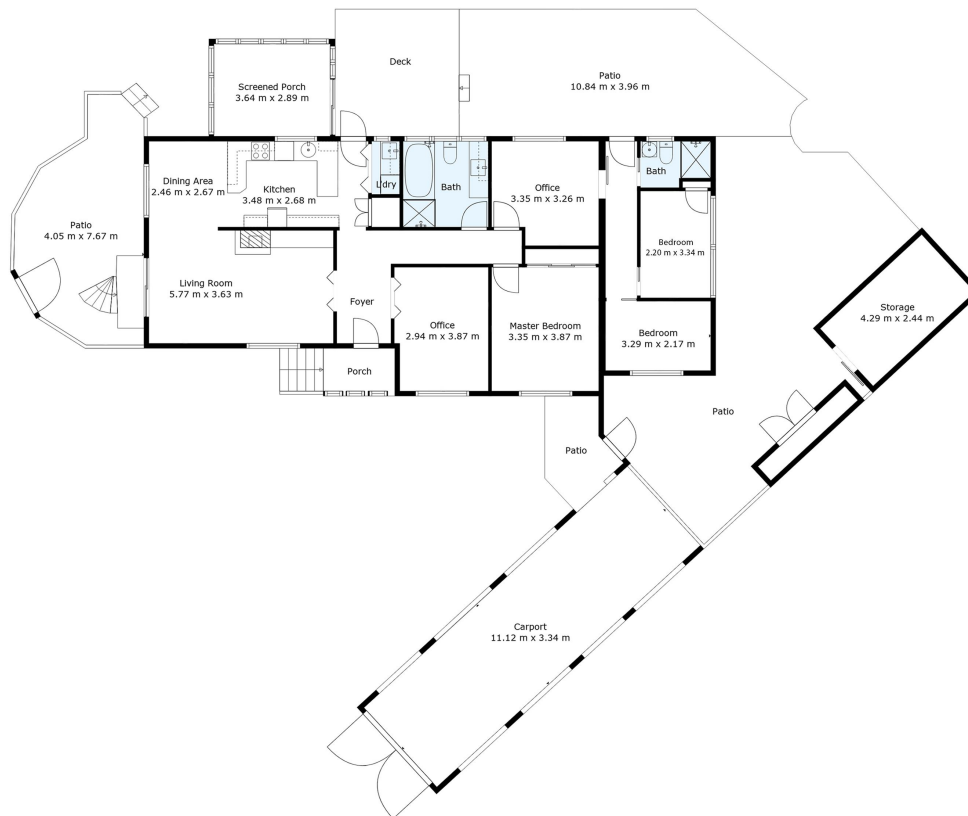
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### 36 Gundara Street, Aranda

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