



## Aranda, 55 Arabana Street

Charm And Character In Premium Location

Nestled amongst the peaceful gum trees in the highly sought-after suburb of Aranda, this beautiful 5-bedroom home offers a perfect balance of modern living and natural tranquility. Set on an expansive 1217sqm block, the property offers both privacy and space for the growing family. Inside, you'll discover a newly updated gourmet kitchen, perfect for cooking up a storm while taking in the serene views of the surrounding trees.

The large master retreat is a true sanctuary, featuring built-in robes and a luxurious ensuite, ensuring privacy and comfort. The other spacious bedrooms also come with built-in robes, providing ample storage and space for everyone. The potential to make this home your own is limitless, whether you're looking to enhance the outdoor spaces or update further rooms. With its cosy fireplace, the home is an inviting haven for the cooler months, making it the ideal place to unwind after a busy day.

Perfectly located, this home is just a short walk to Aranda Primary School and the famous



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**For Sale**  
Auction

**View**  
[ljhooker.com.au/HP03EF8H](http://ljhooker.com.au/HP03EF8H)

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Two Before Ten café, while Aranda bushwalking trails are just steps away for those who love the outdoors. A short drive will also take you to the Jamison Shopping Center and Belconnen Town Centre, making shopping, dining, and everyday convenience within easy reach.

Features:

- \* 5 spacious bedrooms, all with built-in robes.
  - \* Updated gourmet kitchen with chefs stove and plenty of storage.
  - \* Large master retreat with built-in robes and ensuite.
  - \* Large living areas.
  - \* Freshly painted.
  - \* New carpets in all the bedrooms.
  - \* Cosy fireplaces for the winter months.
  - \* Ducted gas heating.
  - \* Double lock-up garage.
  - \* Expansive 1217sqm block.
  - \* Close to Aranda bushwalking trails with a stunning array of birdlife and wildlife close at hand.
  - \* Walking distance to Aranda Primary School and Two Before Ten café.
  - \* Short drive to Jamison Shopping Center and Belconnen Town Centre.
  - \* Potential to add your own finishing touches.
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- \* Land Size: 1,217sqm
  - \* Living Size: 194sqm
  - \* Rates: \$4,218 p.a.
  - \* Land Tax: \$7,625 p.a. (investors only)
  - \* CUV: \$791,000

Disclaimer:

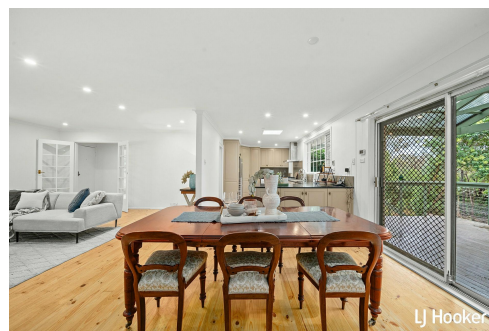
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## More About this Property

<b>Property ID</b>	HP03EF8H
<b>Property Type</b>	House
<b>House Size</b>	194 m2
<b>Land Area</b>	1217 m2

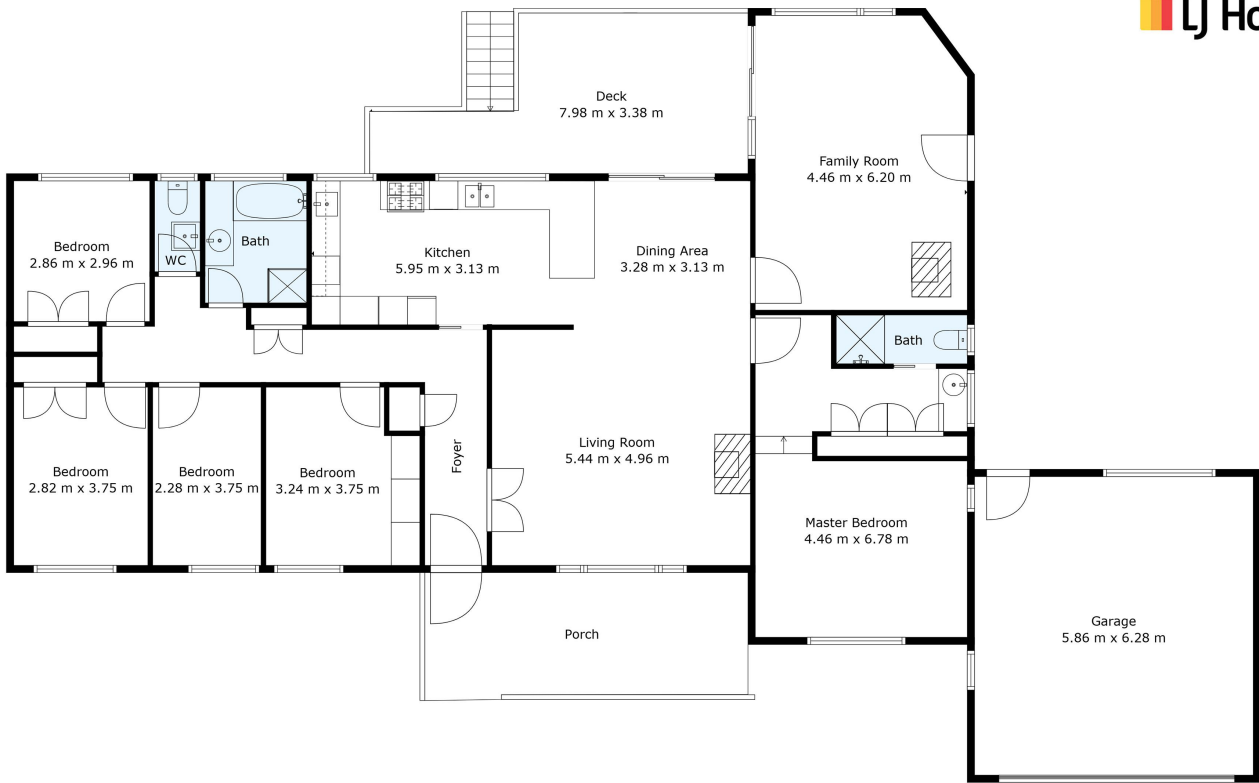
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**55 Arabana Street, Aranda**



*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.*