



Sold



6 Gingana Place, Aranda

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Modern Comfort, Tranquil Living

Tucked away in a peaceful cul-de-sac in one of Canberra's most tightly held suburbs, this fully renovated three-bedroom home in Aranda delivers the perfect balance of modern living, everyday convenience, and serene natural surroundings.

This beautifully updated home offers a rare opportunity to secure a move-in-ready property in one of Canberra's most beloved suburbs. Whether you're looking to get your foot into the Aranda market, downsizing, or simply searching for lifestyle and location, this is a home that delivers on every level.

No detail has been overlooked in the transformation of this stunning residence. From the double-glazed windows and full wall and ceiling insulation to the ducted reverse-cycle heating and cooling, every upgrade has been thoughtfully designed for year-round comfort and energy efficiency. The home has also been completely rewired and features 3-phase power, offering future flexibility for tech-savvy buyers or home renovators.

Step inside to discover warm bamboo flooring throughout the open-plan living areas, complemented by fresh paint and soft new carpet in the bedrooms. A beautiful custom kitchen with high-quality modern appliances, gas cooktop, and sleek cabinetry forms the heart of the

FOR SALE
Auction

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home, while the newly renovated bathroom delivers both style and function.

Enjoy seamless indoor-outdoor living with a spacious covered deck at the rear - perfect for relaxed afternoons or weekend entertaining - overlooking the private, low-maintenance backyard with under-deck storage.

Home Features:

- Quiet cul-de-sac location in desirable Aranda on 959sqm block
- Fully renovated throughout with quality finishes
- Double-glazed windows, wall & ceiling insulation, EER 5.5
- Ducted reverse cycle heating & cooling
- Complete electrical rewire with 3-phase power
- Instant gas hot water system
- Large main bedroom; all bedrooms with built-in robes
- Freshly painted with new carpet in bedrooms
- Bamboo flooring through living and dining areas
- Stunning custom kitchen with gas cooktop & modern appliances
- Stylish modern bathroom
- Velux skylights in kitchen, bathroom and main bedroom
- Somfy programmable motorised smart blinds (living areas & master bedroom)
- Large covered entertaining deck
- Under-deck storage space

Location & Lifestyle:

Living in Aranda means enjoying the best of both worlds - a peaceful, leafy environment just minutes from the city. This home is within easy walking distance to Aranda Primary School, the renowned Two Before Ten café and roastery, and local shops. Jamison Plaza and its vibrant mix of shopping, dining, and weekend markets is just a short stroll away.

For nature lovers, Aranda is a true sanctuary. Enjoy direct access to nearby bushland reserves and walking trails, including the Aranda Bushland, Black Mountain, and Mount Painter - perfect for morning walks, weekend hikes, or simply unwinding in nature.

Why You'll Love Aranda:

- Established, family-friendly suburb with a strong community feel
 - Abundant green spaces, native wildlife, and walking trails
 - Close proximity to top schools, ANU, and the City
 - Walking distance to iconic Two Before Ten
 - Quiet streets, large blocks, and a real sense of privacy
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- Land Size: 959sqm
 - Living Size: 99.5sqm
 - Rates: \$4,648 p.a.
 - Land Tax: \$9,513 p.a. (investors only)
 - CUV: \$810,000

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MORE DETAILS

Property ID HP0HZF8H
Property Type House
House Size 100 m2
Land Area 959 m2
EER 5.5

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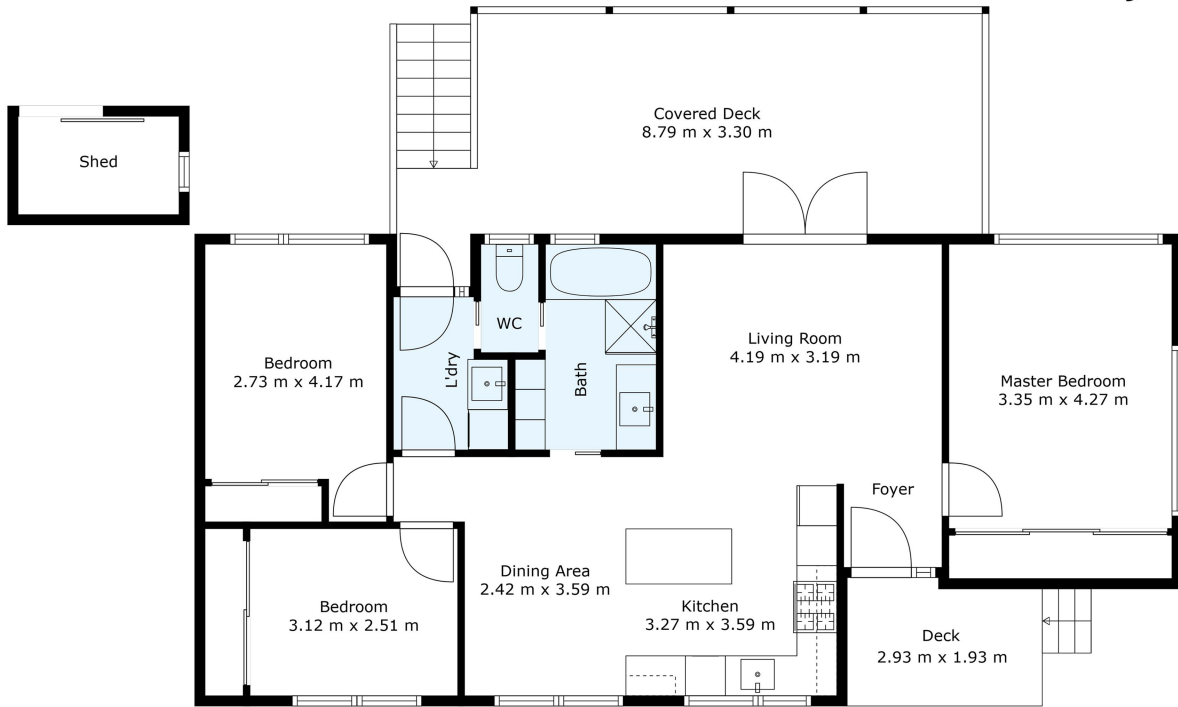


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