



Aranda, 69 Banambila Street

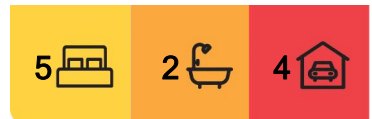
Terrific location, versatile floorplan

Auction Location: In Rooms - LJ Hooker Canberra City Auction HQ

Tucked away and very private from the street, this diligently maintained and beautifully presented home will offer your family, not only the opportunity of living in one of Canberra's most sought after suburbs but a home that provides a flexible floorplan to offer either an additional bedroom or a very generous living space; as your family's needs change, the home can change and adapt with you.

The home has been beautifully refreshed in recent years with a kitchen renovation, new paint and flooring, new window treatments and LED lighting throughout. You will appreciate the practical floorplan that provides the opportunity to look out over the back yard from the kitchen and enjoy the ability to flow easily from the indoors to the outdoor rear deck and spend quality time with family and friends.

The location is perfect for family living with quality pre, primary and secondary schooling close by, you also have both ANU and University of Canberra within bike riding distance.



For Sale
Auction

View
ljhooker.com.au/2D2HFHK

Contact
Kaylene King
0409 574 178
kaylene.king@ljhcanberracity.com.au

EER ★★★★★

LJ Hooker Canberra City
(02) 6249 7700



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Bush walking and mountain bike riding is easy with Black Mountain nature reserve and Aranda Bushland Reserve very close by. Enjoy the opportunity of walking to have a coffee or meal at two before ten or an evening meal and drink at 10 Yards. The Jamison Plaza is a very short drive for groceries, cafés and shopping.

The sellers are motivated to meet the market on auction day so please do not delay your inspection or contact me to register your interest.

About the property;

*Generous & very private block of 1123sqm

*Privately built home 1968

*Parking for 4 cars + overflow space for caravan or trailer storage

2020 improvements include:

*Replaced stormwater & sewer pipes

*Upgraded electrical switchboard

*Rear deck, letterbox, side fences and gate replaced

*Sensor and external lights

*External painting to the dwelling, garage, shed, carport & front terrace

*Garden landscaping

Property Features inside;

*Flexible plan allowing either a 5th Bedroom with ensuite OR rumpus/multi purpose room

2020 updates include

*Kitchen and appliances

*Freshly painted, new carpet and vinyl plank flooring

*Blinds on all windows

*Ducted gas heating

*LED lights, power points, smoke detectors and hot water system

Some numbers;

*Built 1968

*Block size; 1123sqm

*UV; \$860,000

*Rates; \$1131.00 per quarter

*Land Tax; \$2068.00 per quarter IF RENTED

More About this Property

Property ID	2D2HFHK
Property Type	House
EER	1

Kaylene King 0409 574 178

ACT Licensed Agent, Senior Sales Consultant |
kaylene.king@ljhcanberracity.com.au

LJ Hooker Canberra City (02) 6249 7700

1st Floor, 182 - 200 City Walk, CANBERRA CITY ACT 2601
canberracity.ljhooker.com.au | canberracity@ljhooker.com.au



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Floor Plan



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