



## Aranda, 1/14 Bindel Place

### A Rare Opportunity for Easy Living

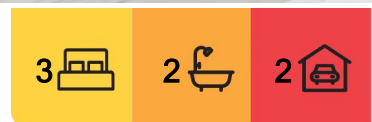
This exceptional 3-bedroom townhouse offers a peaceful and low-maintenance lifestyle without compromising on style or convenience. Ideal for downsizers, young families, or anyone seeking modern comfort, this stunning home is just a short walk to Jamison Shopping Centre, Aranda Primary School, Aranda Pre-School, St. Vincent's Primary School, and local cafes and restaurants. Minutes from Belconnen Town Centre, enjoy easy access to all that this vibrant community has to offer.

This beautifully designed home offers a lifestyle of ease and sophistication, with ample storage and a layout that encourages seamless indoor-outdoor living.

Aranda is a vibrant and family-friendly neighbourhood with lush nature walks and an abundance of nearby amenities, including the iconic Two Before Ten and Bolt Bar, all within walking distance. Don't miss your chance to secure this rare, modern, and peaceful home in one of Canberra's most desirable locations.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



#### Auction

Sat 15th Feb @ 9:45AM

#### View

Sat 8th Feb @ 12:30PM - 1:00PM

#### Contact

**Kathy Komar**

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EER ★★★★★

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



Features:

- \* Single-level, modern, three-bedroom townhouse.
  - \* Spacious bedrooms with built-in robes.
  - \* Main bedroom features a walk-in robe and ensuite with frameless shower, floor-to-ceiling tiling, and large stone-top vanity
  - \* Open plan living and dining area seamlessly with direct access to an elevated undercover alfresco deck, ideal for entertaining.
  - \* Large kitchen with gas cooktop, plenty of bench space and ample storage.
  - \* Double glazed windows throughout.
  - \* Reverse cycle heating/cooling.
  - \* Single lock-up garage with internal access, plus single carport.
  - \* Fully fenced wrap-around backyard offering privacy and space for relaxation or recreation.
  - \* North facing deck.
  - \* Walking distance to Jamison Shopping Centre, Aranda Primary School, Aranda Pre-School, St. Vincent's Primary School, Canberra High School and Aranda Shops.
  - \* Short drive to Belconnen Town Centre.
  - \* BBQ area with outdoor sink in rear yard.
  - \* Bonus out front and off-street parking.
  - \* Short walk to Aranda District Playing Fields and Aranda Community Playground
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- \* Living Size: 88sqm
  - \* Garage Size: 20sqm
  - \* EER: 6.0
  - \* Rates: \$3,450 p.a.
  - \* Strata: \$3,800 p.a.
  - \* Land Tax: \$5,150 p.a. (investors only)

Disclaimer:

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## More About this Property

<b>Property ID</b>	HP00HF8H
<b>Property Type</b>	Townhouse
<b>House Size</b>	88 m <sup>2</sup>
<b>EER</b>	6

**Kathy Komar 0455 891 351**

Sales Agent | [kkomar@ljhbelconnen.com.au](mailto:kkomar@ljhbelconnen.com.au)

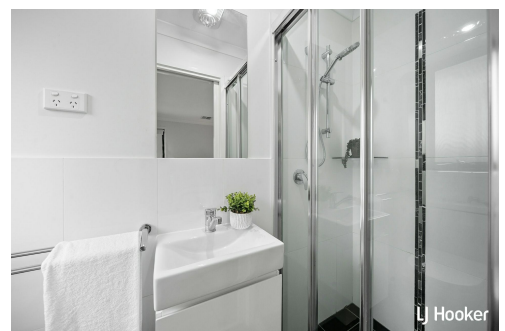
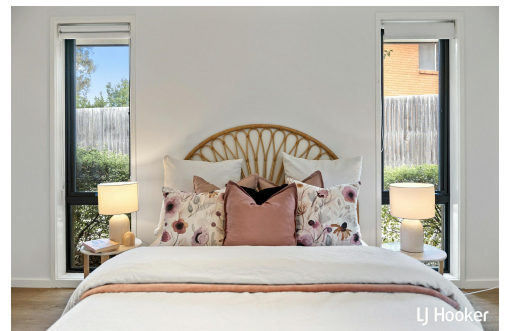
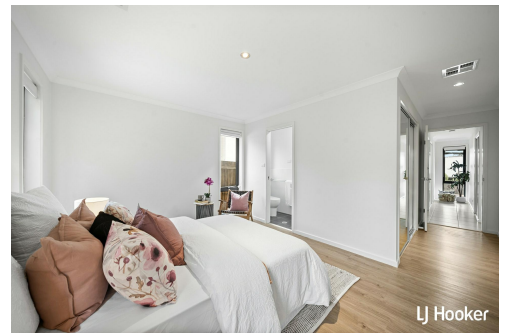
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Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

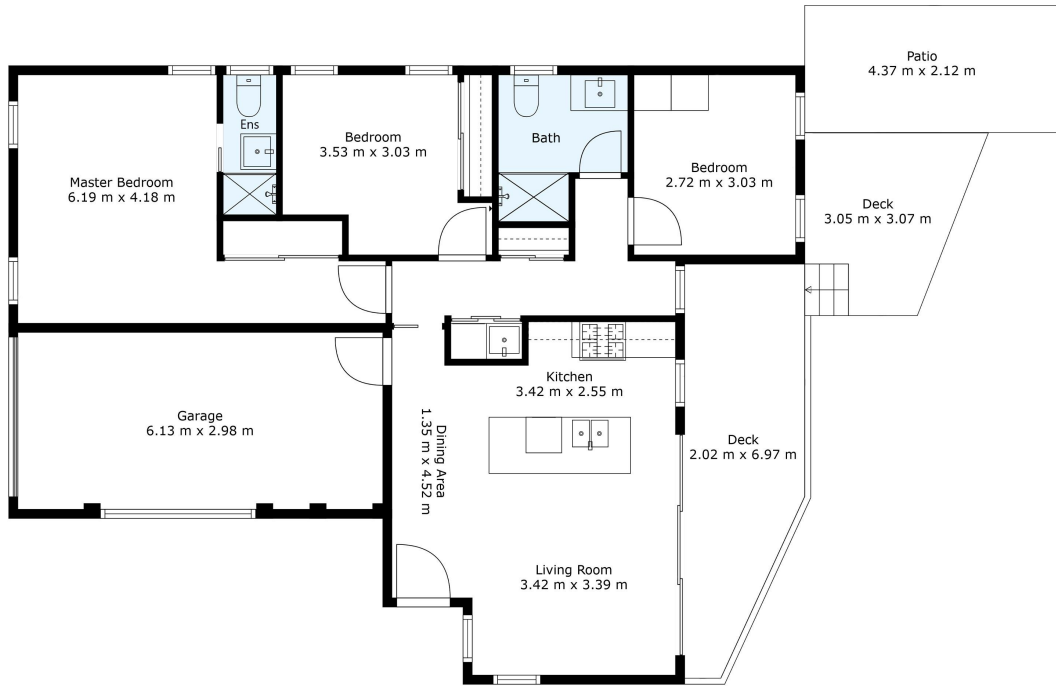
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*Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.*

