







Giralang, 12 Chuculba Crescent

Price guide $830,000 +

This property will be auctioned at 6pm Wednesday 5th June 2024.
Location: LJ Hooker Canberra City 182-200 City Walk. .

What an incredible find!
Well set on a generous 972m2 plot amidst meticulously kept surroundings, this residence is more than just a home —it's a haven for family bliss and outdoor adventures. Boasting ample space for kids and pets to roam, it also offers potential for expansion should you desire.

Thanks to recent territory planning laws, this sizable plot opens doors for a second dwelling, enabling separate titling for a smart property investment strategy.

Strategically positioned in Giralang, convenience is key. With seamless access to Canberra's major hubs, commuting is a breeze, whether it's for work, school, or leisure.

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For Sale
$840,000+

View
ljhooker.com.au/2FZYF9Q

Contact
Tim Russell
0416 087 834
tim.russell@ljhooker.com.au
Maxwell Jensen
0402 778 603
maxwell.jensen@ljhooker.com.au

EER

LJ Hooker Kaleen
(02) 6241 1922

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.

Plus, the upcoming local shops promise added convenience just a short stroll away.

Inside, the allure continues with charming timber floors and a meticulously renovated bathroom, ensuring a turnkey living experience.

Currently leased until December 2024, this property presents a compelling investment opportunity, offering consistent rental income and the potential for long-term appreciation. Additionally, the unique advantage of claiming stamp duty as a tax deduction in the ACT adds another layer of financial benefit.

Parking headaches are a thing of the past with a sizable double garage and an expansive carport accommodating at least three vehicles. Perfect for sheltered storage or pursuing special projects, it's a feature that adds both practicality and versatility to this remarkable property

Looking to call Giralang home?
Please speak with Tim Russell 0416087834 or Jackson White-Brettell 0421479376 for further information or a private inspection.

Features include:
- 3 bedrooms
- Timber floors
- 972m2 block
- 2 car garage and 3 car carport
- Perfect for multiple dwelling construction under the new territory planning laws
- Dishwasher
- Led downlights throughout
- Reverse cycle heating and cooling
- Slow combustion heater

EER: 0
Rates: $3,261 pa approx
Land Tax: $4,966 pa approx

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More About this Property

Property ID	2FZYF9Q
Property Type	House
House Size	107.1 m²
Land Area	972 m²

Tim Russell 0416 087 834
Franchise Owner / Licensed Agent & Auctioneer ACT/NSW | tim.russell@ljhooker.com.au
Maxwell Jensen 0402 778 603
Licensed Real Estate Agent in the ACT | maxwell.jensen@ljhooker.com.au

LJ Hooker Kaleen (02) 6241 1922
Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617
kaleen.ljhooker.com.au | kaleen@ljhooker.com.au











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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

12 Chuculba Crescent, Giralang

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