



Giralang, 12 Kinalung Place

Amazing Home, Stunning Location!

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

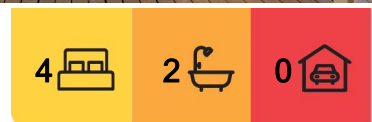
Welcome to the perfect blend of style, comfort, and convenience! Nestled in the picturesque suburb of Giralang, this stunning four bedroom, two bathroom home is a true gem that offers everything you've been dreaming of.

As you step inside, you'll be greeted by the crisp, fresh paint that sets the tone for a bright and inviting atmosphere. The landscaped front yard adds to the curb appeal, creating a warm and welcoming first impression.

Situated on a generous plot, this home boasts a huge backyard, perfect for outdoor enthusiasts or families looking for a space to run and play. You'll also



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.



For Sale

Auction

View

ljhooker.com.au/2FP1F9Q

Contact

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EER ★★★★★

LJ Hooker Kaleen

(02) 6241 1922

find a spacious deck at the rear, accessible from the master bedroom, making it an ideal spot for morning coffee or evening relaxation.

The large living room provides ample space for entertaining guests or simply unwinding after a long day. It's the heart of the home, where memories are made.

The updated kitchen and bathroom are not only stylish but also highly functional. Prepare delicious meals in the well-equipped kitchen and enjoy the modern amenities that make daily living a breeze.

Each of the bedrooms is generously sized and includes built-in robes for your convenience. The master bedroom offers a walk-in robe and ensuite, giving you a private retreat within your own home.

Stay comfortable year-round with the brand new blinds and reverse cycle heating/cooling system that can be conveniently zoned to suit your preferences. Say goodbye to high energy bills! This home features solar panels across the entire roof, helping you save money while reducing your carbon footprint.

Conveniently located near Belconnen Westfield, the University of Canberra, Calvary Hospital, and several schools, this home is at the center of it all. Plus, there are plenty of nearby walking trails for those who enjoy the great outdoors.

Don't miss the opportunity to make 12 Kinalung Place Giralang your forever home. Give me a call on 0432 289 618 today to arrange a viewing and experience the perfect blend of comfort, style, and convenience that awaits you. Your dream home awaits!

Features:

- 828m2 block
- Updated kitchen & bathroom
- Potential to build second property or granny flat out back
- Solar across the whole roof
- Brand new reverse cycle heating/cooling with zoning
- Four bedrooms
- Two bathrooms
- back deck
- Walk in pantry

EER: 0.5

Rates: \$2,991 pa approx

Land Tax: \$5,004 pa approx

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More About this Property

Property ID	2FP1F9Q
Property Type	House
House Size	143 m²
Land Area	828 m²
EER	0.5

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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 Kinalung Place, Giralang

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