



Giralang, 136 Chuculba Crescent

Spacious Family Living with Endless Potential in Giralang

Perfect for young families, tradesmen, or car enthusiasts, this 4-bedroom home offers the ideal blend of comfort, convenience, and opportunity. Situated in one of Belconnen's most popular suburbs, Giralang, soon to feature its own brand-new shopping centre, this property presents an excellent entry-level opportunity with room to grow and add personal touches.

Step inside to find four generously-sized bedrooms, each providing ample space for relaxation. The home's layout features a well-proportioned lounge room, complemented by a cozy dining area-perfect for family meals or entertaining friends. The functional kitchen is move-in ready and provides plenty of scope for future updates, allowing you to make it your own.

The modern, beautifully renovated bathroom is a standout, boasting stylish finishes and a sleek, contemporary design. It offers a refreshing space to unwind at the end of a long day.



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.

4

1

8

For Sale
By Negotiation

View
ljhooker.com.au/2GH7F9Q

Contact
Maxwell Jensen
0402 778 603
maxwell.jensen@ljhkaleen.com.au

EER ★★★★★

LJ Hooker Kaleen
(02) 6241 1922

Outside, the property truly shines. Enjoy sunset views from the elevated back deck, perfect for relaxing or entertaining guests. The spacious backyard offers an enclosed pergola, ideal for weekend BBQs, while still providing ample green space for children and pets to play. The highlight of the backyard is a second 4-car garage, complete with a separate driveway. This versatile space can easily transform into a home gym, workshop, office, or studio-whatever suits your lifestyle.

Additionally, the home boasts a unique double garage setup with an overheight 4-car garage at the front, ideal for car enthusiasts or anyone needing extra storage space. The convenient U-shaped driveway ensures easy access and ample off-street parking for multiple vehicles.

Stay comfortable year-round with ducted gas heating and reverse cycle air conditioning, ensuring your home is cozy in winter and cool in summer.

Located just a short stroll from local schools, playgrounds, and the upcoming shopping centre, this home enjoys all the amenities Giralang is famous for. Wide, tree-lined streets and nearby nature spaces create a peaceful, community-driven atmosphere, while quick access to Belconnen and Gungahlin town centres makes commuting a breeze.

This property offers endless potential and flexibility for families, tradesmen, or those simply looking for space and comfort in one of Belconnen's most popular suburbs.

Features:

- 4 good-sized bedrooms
- Modern renovated bathroom
- Functional kitchen with future potential
- Ducted gas heating and reverse cycle air conditioning
- Elevated back deck with sunset views
- Outdoor enclosed pergola perfect for entertaining
- Huge backyard with a 4-car garage and second driveway
- Overheight 4-car garage at the front
- U-shaped driveway for easy access
- Family-friendly location close to schools, parks, and the soon-to-be-opened Giralang shopping centre

EER: 1

Block Size: 832m²

Living size: 116m²

Total Garaging: 129m²

Year Built: 1975

Rates: \$3,125 pa approx

Land Tax: \$4,713 pa approx

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.



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.

More About this Property

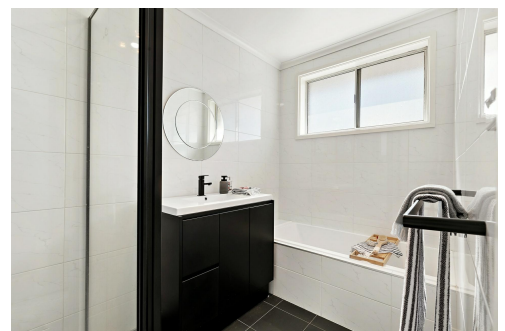
Property ID	2GH7F9Q
Property Type	House
House Size	116 m2
Land Area	832 m2
EER	1

Maxwell Jensen 0402 778 603

Licensed Real Estate Agent in the ACT | maxwell.jensen@ljhkaleen.com.au

LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617
kaleen.ljhooker.com.au | kaleen@ljhooker.com.au



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.