





163 Chuculba Crescent, Giralang

# Short Term Work, Long Term Gain

This elevated family home presents an exciting opportunity for buyers with vision - offering immediate comfort today and exceptional long-term rewards tomorrow. Positioned on the high side of the street in the sought after Giralang, the property enjoys views across the suburb and outstanding potential to further enhance and add value over time.

At the heart of the home, the kitchen, living and dining spaces create a warm and welcoming atmosphere, effortless for entertaining. This homes layout offers endless scope to personalise and capitalise.

Outside, the yard and pool provide the perfect setting for family living, entertaining, and enjoying Canberra's warmer months. Downstairs there is space for two cars and extensive under-house storage add further practicality and flexibility.

Located in the tightly held community of Giralang, close to schools, parks, and local shopping amenities, this is a home where a little work today could deliver lasting lifestyle and financial rewards for years to come.

Features:

4 2 2

**FOR SALE**
$900,000

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

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.

LJ Hooker

- Four generous bedrooms, all with built-in robes
- Ensuite to main bedroom
- Light-filled living areas, views over Giralang
- Functional kitchen overlooking with ample storage and bench space
- Pool with multiple access points from home
- Secure two-car garage with additional storage options
- Close to schools, parks, shops, and public transport
- Easy access to major arterial roads
- 5 Min walk to Pelican Playground
- 2 Min drive to Giralang local Shops, Cafes
- 2 Min drive to Giralang Primary School
- 8 Min Drive to Westfield Belconnen
- 15 Min Drive to City

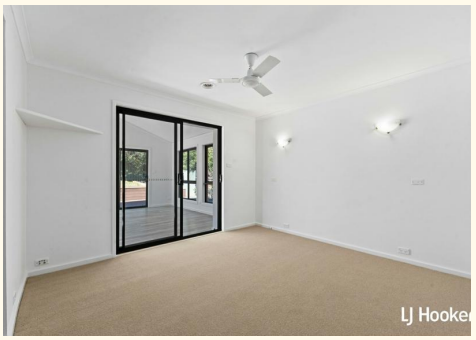
Block Size: 901sqm
Property Size: 224sqm | Living: 184sqm | Garage: 40sqm
EER: 1.0
Rates: $3,094 p.a.
Land Tax: $7,603 p.a. (investors only)
UV: $633,000

Disclaimer:
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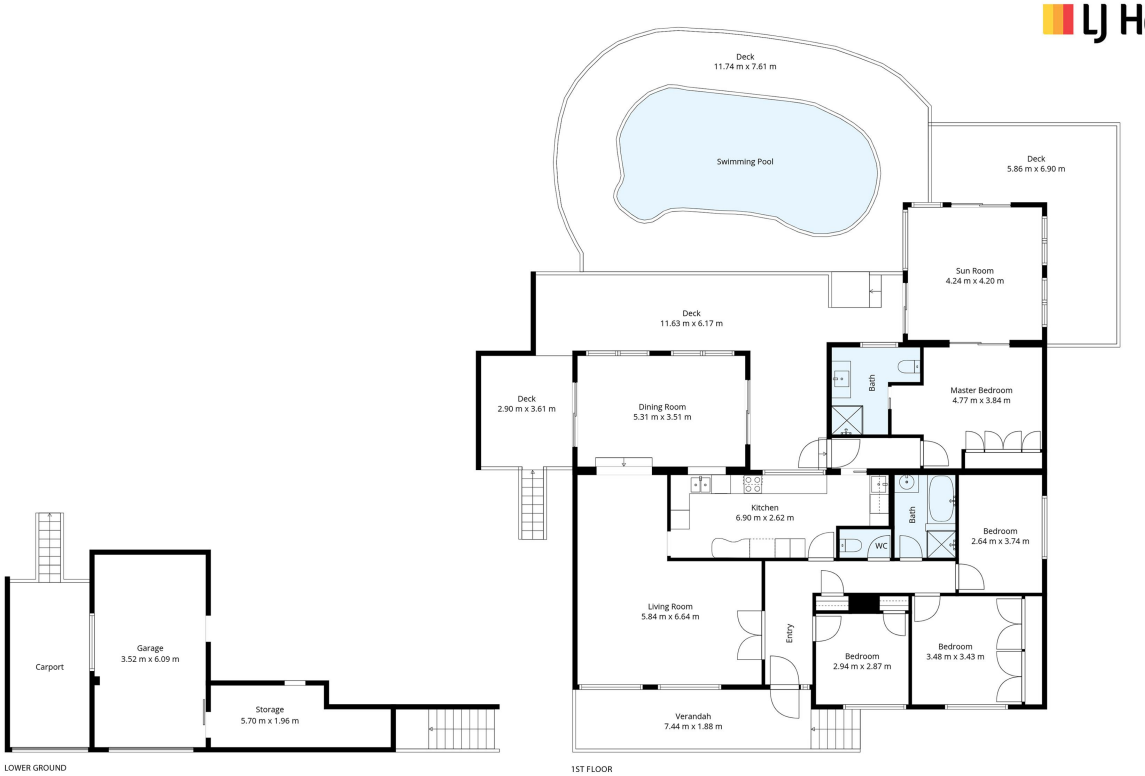

## MORE DETAILS

| | |
|---|---|
| Property ID | HP119F8H |
| Property Type | House |
| House Size | 224 m2 |
| Land Area | 901 m2 |
| EER | 1 |
| Including | Ducted Heating<br>Pool<br>Dishwasher<br>Built-in-Robes |

**Duncan Walker 0452 494 520**
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