



LJ Hooker



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163 Chuculba Crescent, Giralang

Elevated Family Home




This family home combines comfort, style, and an elevated position in a highly sought-after neighbourhood. Set on the high side of the street, the home enjoys lovely views across Giralang, adding a sense of space and outlook to everyday living.

This spacious property features four generous bedrooms, perfect for accommodating a growing family or hosting guests. The home also offers two well-appointed bathrooms, ensuring convenience for everyone.

At the heart of the home, the open-plan living and dining areas create a warm and inviting atmosphere. Ideal for both relaxed family living and entertaining, the home has easy access to the pool. Step outside and you'll find outdoor space complete with yard space and a pool, perfect for cooling off in the warmer months and creating lasting memories with family and friends.

With a double garage, there is ample space for vehicles as well as additional under house storage.

Located in the friendly community of Giralang, this property is close to local schools, parks, and shopping amenities, making it an ideal choice for families.

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FOR SALE
By Negotiation

VIEW
By Appointment

AGENTS
Duncan Walker
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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.

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Features:

- 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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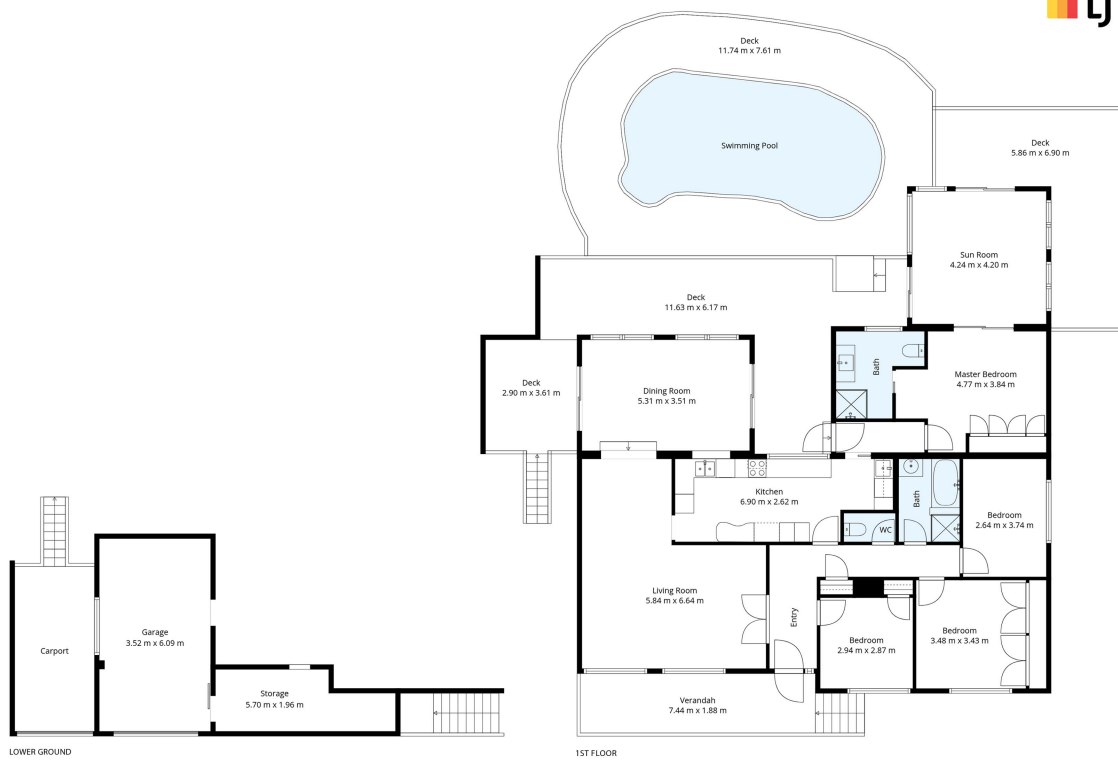
MORE DETAILS

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

Duncan Walker 0452 494 520
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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.

