



LJ Hooker



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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

VIEW
Sat 13th Jun @ 11:00AM - 11:30AM

AGENTS
Duncan Walker
0452 494 520
dwalker@ljhbelconnen.com.au

AGENCY
LJ Hooker Belconnen
(02) 6251 1477

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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- 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:

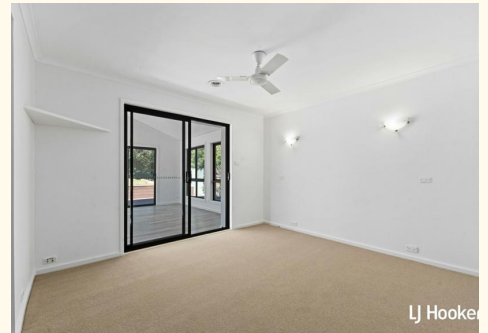
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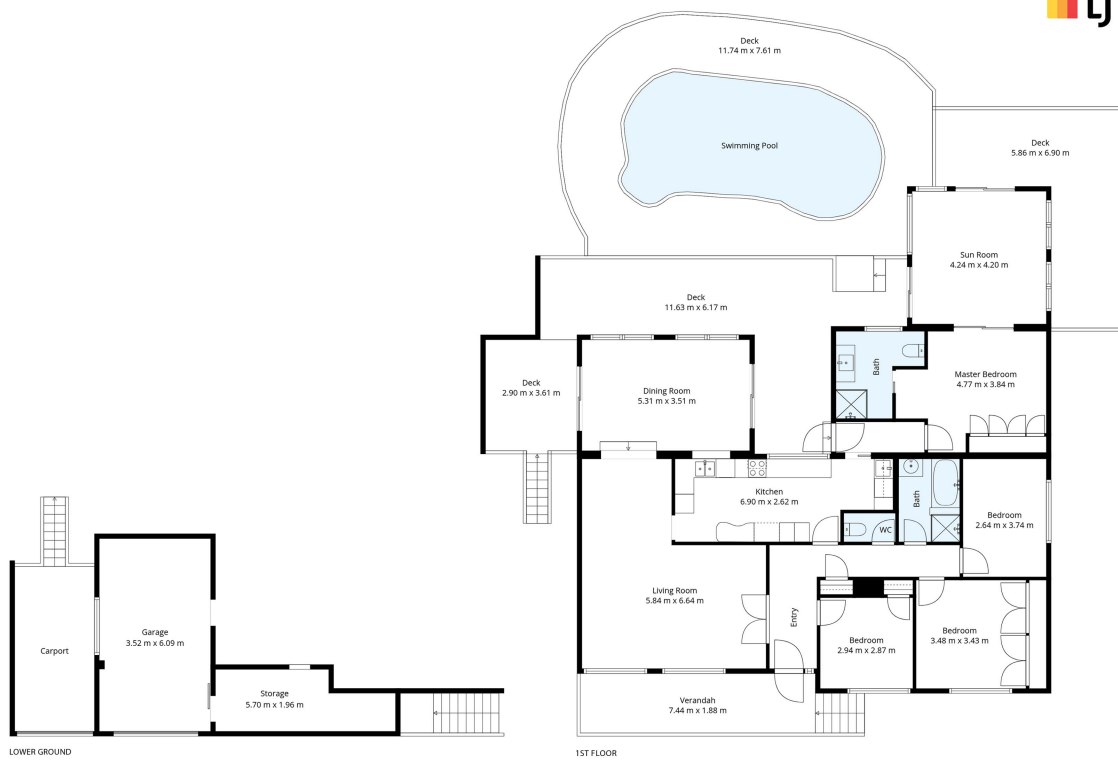
MORE DETAILS

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
 Sales Agent | dwalker@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477
 Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617
belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au





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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.

