







31 Baracchi Crescent, Giralang

Elevated Family Living with Sweeping Views in the Heights of Giralang.

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

Going to Auction at In rooms, LJ Hooker Canberra City at 6pm Wednesday 17th June 2026

Spread gracefully over two expansive levels, the home offers four generous bedrooms, the main bedroom as you would expect with its own ensuite, giving comfort and privacy without pretence.

Perched high on the hill with incredible views, where the light lingers long across the horizon that sets the scene for a wide, sweeping outlook that is impossible to ignore, they give the home its heartbeat. Morning mist, distant light, long summer sunsets - the outlook changes by the hour, but never loses its magic.

The home is fully renovated throughout, including a renovated kitchen, and not so long ago bathrooms as well... there is nothing left to do but arrive unpack and let your beautiful new home wash over

4 2 2

FOR SALE
Auction

AGENTS

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AGENCY

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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

you.

Every surface, every finish, every careful touch has been considered with warmth rather than vanity. Designed and renovated for the owner not just to sell, meaning the renovations are completed for quality not for a quick sale.

This truly is a family home where the inviting living spaces are open and filled with light.
The large lounge room at the front of the home is perfect for relaxation after a long day and quiet nights at home. The large light filled family room adjacent to the beautiful kitchen, looks out across those incredible views that invite conversation, celebration and the simple pleasure of just being at home.

Outside, beautifully landscaped gardens frame the home with effortless elegance. Easy to care for, yet rich with colour and texture, they soften the edges of the property and create a sense of calm from the moment you arrive.

31 Baracchi Crescent is more than a beautifully renovated home. It has the rare ability to make you feel, almost immediately, that you belong there.

Features include:
4 bedrooms + ensuite
Sweeping Views
Ducted Gas Heating
Large Separate Living areas
Spread over 2 levels with excellent flow
Electric Cooking
Colorbond Roof
Double Car Accomodation
Beautifiully easy care landscaped gardens

Looking to call Giralang home?

Please speak with Tim Russell 0416087834 or Jackson White Brettell 0421 479 376 for further information or a private inspection.

Rates: $3830pa approx
Land Tax: $6022pa Approx
Land size: 786m2
EER: 0.5

Disclaimer:
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MORE DETAILS

Property ID	2H4YF9Q
Property Type	House
House Size	131 m2
Land Area	786 m2
EER	0.5











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Ground Floor



Lower Ground Floor

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.

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