



31 Spica Street, Giralang

A Home Filled With LOVE, MEMORIES & 30 Years Of FAMILY

Auction Location: On Site

Some homes are simply properties, while others become part of the family. 31 Spica Street is very much the latter. Lovingly held by the same family for more than 30 years, this gorgeous Giralang home has been the backdrop to countless birthdays, Christmases, family gatherings, lazy summer afternoons, children growing up, gardens planted and memories that will last a lifetime.

Set in a very quiet location behind beautifully established gardens on an impressive 1,017m² block, this charming four bedroom, two bathroom residence is a truly special offering. Over the decades, the home has been thoughtfully updated and extended, while the gardens have continued to evolve, creating a wonderfully private garden haven that is almost impossible to replicate. Everywhere you look there is something to discover numerous established plants, fruit trees, veggie gardens, a greenhouse and hidden pockets of greenery that make the home feel peaceful, private and wonderfully connected to nature.

4 2 3

AUCTION

Sat 17th Oct @ 10:00AM

VIEW

Sat 26th Sep @ 10:00AM - 10:30AM

AGENTS

Lukas Cole
0432 289 618
lukas.cole@ljhkaleen.com.au

Jay Sarji
0448 222 653
jay.sarji@ljhkaleen.com.au

AGENCY

LJ Hooker Kaleen
(02) 6241 1922

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.



Inside, the warmth and character continue. The spacious lounge room is filled with natural light thanks to an abundance of windows, but perhaps the best part is what you see through them beautiful gardens from almost every outlook. The kitchen sits at the heart of the home, offering an easy connection to the living and dining areas, with a large island bench that doubles perfectly as a casual dining space. Gas cooking, abundant cabinetry and excellent storage make this a wonderfully practical kitchen for everyday family life as well as entertaining friends and family.

Four generous bedrooms provide plenty of accommodation, with built-in robes to all. The master bedroom enjoys its own built-in robes and ensuite, cleverly designed so it can also function as a family bathroom, with the bedroom able to be privately locked off. The main bathroom is generous in size and beautifully appointed, while a separate study/home office adds even more flexibility. This room could easily become a fifth bedroom, nursery or quiet workspace, depending on what your family needs.

Towards the rear of the home, the additional rumpus room opens directly outside, creating an incredibly versatile space that could become a teenager's retreat, children's playroom, home gym, studio, salon or creative space. With its own external access, the possibilities are endless. Three split-system air conditioners provide comfortable heating and cooling throughout the seasons. A 2.1 kW solar array with a feed-in tariff of 45.7 cents/kWh on all power produced is installed. This results in negative electricity bills more often than not.

And then there is the backyard where this home truly comes alive.

This is a garden lover's dream. Carefully cultivated and nurtured over many years, the grounds are bursting with established plants, beautiful greenery, veggie gardens and a wonderful selection of fruit trees. There is a greenhouse for those with a green thumb, two large storage sheds for all the bikes, camping equipment and gardening tools, and an abundance of space to continue creating your own garden sanctuary.

For entertaining, the beautiful alfresco deck is perfectly positioned for long lunches with family, afternoon drinks with friends or relaxing summer evenings as the kids play nearby. Beyond sits the in-ground swimming pool, ready to become the centre of countless future summer memories. There is also a large single carport, a double lock-up garage and plenty of additional off-street parking, ensuring there is room for the cars, caravan, trailer and all the extras that come with family life.

What makes this property so appealing is that it offers so much more than its impressive list of features. It has soul. It has character. It has that wonderful feeling you only get from a home that has been genuinely lived in, cared for and loved. More than three decades of one family's life have been woven into these walls and gardens, and now an exciting new chapter awaits.

For a large or growing family, a keen gardener, someone who loves to entertain, or simply a buyer searching for a home with privacy, space and genuine character, this is an opportunity that deserves to be experienced in person. There is enormous potential here to make your own mark while preserving everything that makes this home so special.

And the location is just as appealing. Positioned in the heart of Giralang, you're surrounded by the best of Belconnen living, with local parks, playgrounds, walking paths, schools, shops, public transport and sporting facilities all close by. The nearby Kaleen and Giralang shopping precincts provide convenient everyday essentials, while

Belconnen Town Centre is only a short drive away for major shopping, dining, entertainment and services. Families will appreciate the proximity to local schools, childcare and recreational facilities, while Canberra's major employment and education hubs remain easily accessible.

31 Spica Street is a home where the gardens have grown, the family has grown and the memories have grown all within the privacy and comfort of one much-loved Giralang address.

Now, after more than 30 wonderful years, the opportunity has arrived for another family to walk through the front door, fall in love with its charm and begin writing their own story.

Please give Lukas Cole a call on 0432 289 618 for further information or a private inspection.

Features:

- Four bedrooms
- Office/study/ 5th bedroom
- Multiple living areas
- 1017m2 block
- Solar - 2.1kw
- Lots of flowers, plants, fruit trees, veggie garden
- Pool with seating deck around
- Double garage
- Single carport
- Two large storage sheds
- Lots of natural light
- Location
- Renovated kitchen
- Updated bathroom
- Outdoor alfresco deck
- Loads of privacy

PROPERTY INFO:

Rates: \$3,553 pa approx

Land Tax: \$6,765 pa approx

Disclaimer:

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.

MORE DETAILS

Property ID	2H8QF9Q
Property Type	House
Land Area	1017 m2
EER	3.5

Lukas Cole 0432 289 618

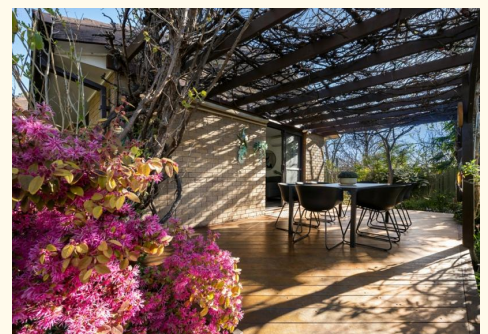
Licensed Agent ACT | lukas.cole@ljhkaleen.com.au

Jay Sarji 0448 222 653

Sales Associate | Team Cole | jay.sarji@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





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.

31 Spica Street, Giralang



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.

