



Giralang, 38 Spica Street

Giralang and Affordable

First home buyers and young families need to take note. This three bedroom house is the idea entry point into the highly sought after suburb of Giralang. Offering a practical floor plan with additional inclusions, this home is sure to tick many boxes.

All bedrooms have built in robes while there is also plenty of built in storage throughout the home. The kitchen and meals area are open with the generous lounge. Large bi fold doors open out to the deck offering easy access and flow, great for entertaining. Landscaped gardens, a large double garage and carport complete this ideal home.

A sale on the 14th of October is a top priority for the current owner. Make it your top priority to inspect this home!



Disclaimer: 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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For Sale
Auction

View
ljhooker.com.au/HNYP3F8H

Contact
George Vlandis
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EER ★★★★★

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(02) 6251 1477

- * Open living, dining and kitchen
- * All bedrooms with built in robes
- * Large deck and pergola
- * Two split system A/C
- * Generous laundry
- * Built in storage
- * Landscaped gardens
- * Double garage and single carport

Block: 800 sqm

Living: 106 sqm

Garage: 40 sqm

EER: 4.0

UV: \$589,000

Rates: \$2,889 p.a.

Land Tax: \$4,764 p.a. (investors only)

Disclaimer:

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More About this Property

| | |
|----------------------|--------------------|
| Property ID | HNYP3F8H |
| Property Type | House |
| House Size | 106 m ² |
| Land Area | 800 m ² |
| EER | 4 |

George Vlandis 0437 398 774

Sales Agent | gvlendis@ljhbelconnen.com.au

Joy Patel 0499 912 090

Sales Associate | jpatel@ljhbelconnen.com.au

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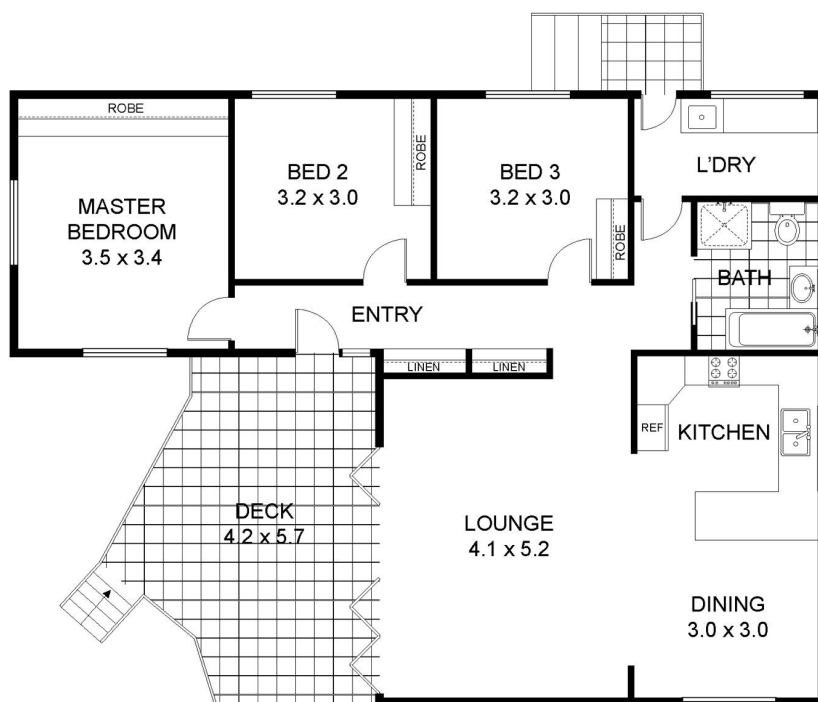
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38 Spica Street, Giralang

Approx. total area: 122m²



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.

