



Giralang, 41B Baracchi Crescent

Sunset Views on Baracchi

Nestled in the heart of Belconnen, this stunning duplex optimises the dream of modern family living, custom-built to encapsulate both elegance and functionality.

This Architecturally designed home is unique for the Giralang region and takes full advantage of the sunset views from the living/kitchen as well as upstairs on the private master balcony, no more looking at another neighbour's roof or back fence again.

The design features two separate living areas, a guest suite with a walk-in robe, and an attached bathroom located on the ground floor for privacy and convenience. Upstairs you will find two great-sized bedrooms as well as a master suite with a walk-through wardrobe with a stunning dual vanity ensuite. The floorplan was designed young family in mind keeping the kids rooms close together. Every detail has been meticulously planned, from the aesthetics, finishes, and final details.



For Sale
\$1,100,000+

View
ljhooker.com.au/2G0GF9Q

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EER ★★★★★



LJ Hooker Kaleen
(02) 6241 1922

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.

Boasting a location that offers the best of both worlds, this duplex provides a tranquil retreat from the busy everyday life but remains conveniently close to Canberra's best schools, shops, and scenic landscapes. The high-quality construction and attention to detail are evident throughout, setting a new standard of luxury living in the Belconnen region.

This custom-built home is unlike anything else you'll find in the Belconnen region. The owners poured their hearts into creating this masterpiece it is time for a new family to take over. If you can see yourself living here contact Maxwell Jensen 0402 778 603 or Tim Russell 0416 087 834 to schedule a viewing.

Features:

- *Zoned and ducted reverse cycle air conditioning
 - *Integrated Fisher & Paykel fridge
 - *Premium Siemens appliances, including three ovens and a semi-integrated dishwasher
 - *Miele induction cooktop with a downdraft range hood built into the sleek island bench
 - *Lo & Co Appliance handles
 - *Quantum Quartz Venatino Statuario Quartz 40mm Custom built in dining table
 - *Polytec Anti fingerprint cabinets in kitchen
 - *Walk-in butler's pantry with wine storage
 - *Luxurious stone benchtops
 - *3.7m high living room ceilings adorned with floor-to-ceiling sheer curtains
 - *Built-in TV joinery with an electric fireplace
 - *Elegant floor-to-ceiling tiles in bathrooms
 - *Stylish Phoenix brushed brass tapware
 - *Walk-in robes in both the master and guest bedrooms
 - *Built-in robes for all other bedrooms
 - *Stunning feature lights
 - *Premium pile carpet in bedrooms and the upstairs hallway
 - *Private front and backyard spaces, perfect for outdoor entertaining
 - *Low-maintenance gardens
 - *Large double garage with abundant storage space
 - *187m² of Internal Living
 - *11m² of Balcony
 - *38m² of Garaging
 - *Total 237m²
- Rates: \$3,899.36 pa approx
Land Tax: \$6,152.03 pa approx
EER: 4.5

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More About this Property

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|----------------------|--------------------|
| Property ID | 2G0GF9Q |
| Property Type | House |
| Land Area | 432 m ² |
| EER | 4.5 |

Maxwell Jensen 0402 778 603

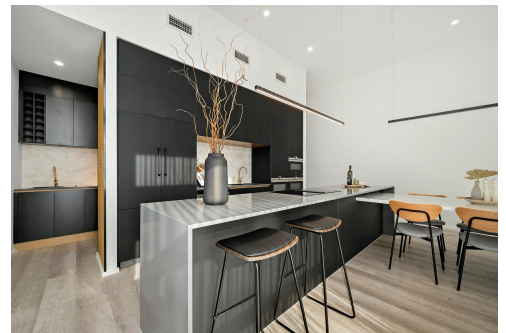
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Tim Russell 0416 087 834

Franchise Owner / Licensed Agent & Auctioneer ACT/NSW | tim.russell@ljhooker.com.au

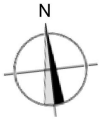
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Ground Floor



First 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.

41B Baracchi Cres, Giralang

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