



4A Gidjili Place, Giralang

## Hidden Gem. Smart Living. Prime Giralang.

Quietly tucked away in a tightly held Giralang enclave, 4A Gidjili Place delivers space, style, and standout value as well. This light-filled modern four-bedroom home with ensuite is a brilliant find for buyers who want it all-without the fuss.

The renovated kitchen is a clear highlight: fresh, modern, and ready for action, whether you're hosting friends or keeping everyday life moving smoothly. Sun-soaked interiors create a bright, uplifting feel throughout, making this home instantly welcoming from the moment you step inside.

Outside makes just as big an impact with a great sized rear yard and large covered entertaining area that is sure to be a hit.

As part of a thoughtfully planned dual occupancy, you'll enjoy the perks of independent living with lower maintenance and shared efficiencies-less upkeep, more freedom, and smarter ownership. It's an ideal setup for busy households, downsizers, or savvy buyers looking for lifestyle and value in equal measure.

Thoughtfully designed and beautifully presented, this inviting

4  2  1 

**FOR SALE**  
\$950,000+

**VIEW**  
Sat 21st Feb @ 11:45AM - 12:15PM

**AGENTS**  
Tim Russell  
0416 087 834  
tim.russell@ljhooker.com.au

Jackson White-Brettell  
0421 479 376  
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**AGENCY**  
LJ Hooker Kaleen  
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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**

residence blends comfort, privacy, and modern living in a location locals love.

Set in a peaceful cul-de-sac just moments from schools, parks, shops, and transport, this is Giralang living at its most convenient-and most compelling.

Looking to call Giralang Home? Please speak with Tim Russell 0416087834 or Jackson White-Brettell 0421479376 for further information or a private inspection.

Features include:

Renovated Kitchen

Freshly painted throughout

Ducted reverse cycle Airconditioning

4 generous bedrooms

Main bedroom complete with ensuite bathroom and very generous walk through robe.

Separate lounge and family rooms

Large covered outdoor alfresco entertaining space.

Spacious lawn and grounds, perfect for kids and pets

Solar PV system to keep the power bills down

Secure garaging with internal access

Fan in main bedroom and family room

Added cabinetry off the kitchen creating a smart extra pantry space

Generous internal storage cupboards.

Living 129.8

Garage 24.4

Total building area 154.2m2

Property Info:

Rates: \$4,304 pa approx

Land Tax: \$6,893 pa approx

EER: 4.0

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## MORE DETAILS

Property ID	2H0BF9Q
Property Type	House
House Size	96 m2
Land Area	424 m2
EER	4

### Tim Russell 0416 087 834

Franchise Owner / Sales Manager / Licensed Agent & Auctioneer  
ACT/NSW | [tim.russell@ljhooker.com.au](mailto:tim.russell@ljhooker.com.au)

### Jackson White-Brettell 0421 479 376

Executive Assistant to Tim Russell | [Jackson.white-brettell@ljhkaleen.com.au](mailto:Jackson.white-brettell@ljhkaleen.com.au)

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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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