



5 Kinalung Place, Giralang

Two Homes, One Heart

Tucked away at the end of a quiet cul-de-sac, a family home with a surprise. Alongside the spacious four-bedroom main residence sits a fully self-contained granny flat, complete with its own entrance and bathroom. It's a rare combination that brings comfort and flexibility together.

This is the kind of home that welcomes you from the very first step onto its charming front veranda. It's easy to imagine morning coffees here, waving to neighbours as the street comes to life, or winding down in the evening with the last light of the day.

The freshly painted walls and light-filled interiors immediately set a warm and inviting tone. Two separate living areas create space for both connection and retreat. One can be the cosy spot for movie nights, while the other becomes the hub for everyday chatter and play.

The dining room sits beside the updated kitchen, making family dinners and entertaining effortless. The kitchen itself is designed to be practical yet open, allowing you to cook while staying part of the conversation, whether it's a busy weeknight or a weekend gathering.

Four generous bedrooms, all with built-in wardrobes, provide everyone with their own retreat. Soft, near-new carpets add a sense

5 2 4

FOR SALE
Auction

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

of comfort, while the oversized central bathroom makes the morning rush that little bit easier. A separate laundry with external access keeps life practical and simple.

And then there's the hidden gem - the converted garage. With its own private entrance, a spacious open-plan layout, and a bathroom with shower and toilet, it's a true retreat. It can be the perfect space for family visiting from out of town, a teenager's own independent zone, or even a home office tucked away from the main living areas. It's a feature that makes this home remarkably versatile.

The space continues to impress with four carports, extra off-street parking, and a garden shed for all the tools and hobbies.

The location ties it all together beautifully. Just a short walk takes you to Giralang Primary School, the local playing fields, and the newly developed Giralang shops, where a neighbourhood café is already a favourite spot for locals.

5 Kinalung Place is more than just a house. It's a home that adapts as your family grows, offering comfort, flexibility, and a place where memories are made and shared with the people you love.

THE BRIEF;

- Quiet cul-de-sac location, rectangular block
- Freshly painted throughout
- Four carports + off-street parking + garden shed
- Short walk to Giralang shops, café, school & sporting fields

Main home:

- 4 bedrooms with built-in wardrobes
- Two living areas + separate dining flowing to updated kitchen
- Timber laminate flooring + carpets in bedrooms
- Ducted gas heating
- evaporative cooling

Granny flat:

- Converted garage with private entry
- Own car space
- Bathroom with toilet and shower
- Open plan living/bedroom/dining
- Perfect for teenagers' retreat, family to stay when visiting or independent living!

RATES/SIZE:

Land Size: 689m²

House Size: 125m²

Rates: \$3,546 p.a. approx.

Land tax: \$6,666 p.a. approx.

EER: 2.0

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EER 

MORE DETAILS

Property ID	1HSSF9U
Property Type	House
Land Area	689 m2
EER	2
Including	Dishwasher Built-in-Robes Solar Panels Water Tank

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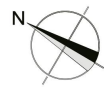
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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