







5 Merfield Place, Giralang

Top Shelf living in the heart of Giralang.

Set proudly on the street in an elevated position...in the beautiful suburb of Giralang. This stunning residence at 5 Merfield Place offers an exceptional lifestyle for those looking for top shelf living..

This meticulously maintained home extended in 2019 is just magnificent. The spacious 295m2 layout provides an incredible amount space. Offering 5 bedrooms, 3 bathrooms and a huge garage with self contained storeroom or teenagers retreat, complete with bathroom, making it an excellent addition in itself.

Upstairs the home is as expected very large, and complete with multiple living areas including a large covered alfresco making it ideal for families or those who love to host guests.

The block is an incredible 1092m2 and sure to impress, whilst it is already well appointed, there is plenty of scope to add even more value to the home with your own ideas.

Known for its community spirit and proximity to essential amenities like local shops schools playing fields, as well as easy access to neighbouring suburbs and the city. Even Scott's reserve is at you door

5 3 6

FOR SALE
$1,325,000+

VIEW
By Appointment

AGENTS

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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.

step for those that like to hit the walking trails.

With great schools nearby, such as Giralang Primary School, families will find the location better than convenient.

With a lifestyle that hard to beat not only given this incredible home in a Cul-Sac location, but also all of the City's best of entertainment in the city within easy reach.

Be sure to secure your interest in this amazing home to make 5 Merfield Place your new address today!

Looking to call Giralang Home?
Please speak with Tim Russell 0416087834 or Jackson White Brettell 0421 479 376 for further information or a private inspection.

Features:
- 10 minute walk to the Giralang Local Shops
- 5 minute drive to Kaleen Plaza
- 10 minute drive to Belconnen Town Centre
- 5 Minute Walk to the Giralang Playing fields
- Reserve land at the end of the street
- Cul-de-sac location
- Ample car accommodation
- Large covered entertaining space
- Landscaped gardens
- Multiple living spaces
- an impressive 1092m2 block

House Size:
Living Area: 254.9m2
Garage: 40.2m2
Total: 295.1m2

Rates: $4,120 pa approx
Land Tax: $6,558 pa Approx
Land size: 1092m2
EER 4

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MORE DETAILS

Property ID	2H5RF9Q
Property Type	House
House Size	295 m2
Land Area	1092 m2
EER	4

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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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