



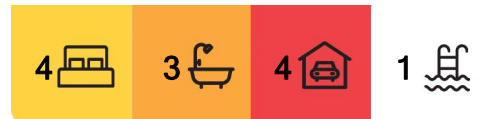
Giralang, 6 Dodwell Street

Giralangs Ultimate Renovated Retreat

Nestled in the heart of the tightly held Giralang Ponds area, this expansive 4-bedroom, 3-bathroom renovated home has been thoughtfully updated to offer both luxury and comfort. With two master suites, each featuring a walk-in wardrobe and ensuite, this home with a resort-style pool caters perfectly to the needs of a growing family.

Step inside and be greeted by the warmth of hybrid timber floors that flow throughout the main living areas. The cozy front lounge room, complete with a wood-burning fireplace, invites you to unwind on chilly evenings. New feature lighting adds a modern touch, while the newly updated kitchen showcases stunning stone benchtops and Italian marble backsplashes, complemented by new appliances.

This home offers not just one, but three spacious living areas, in addition to a sun-soaked study with abundant natural light and a versatile upstairs parents retreat or rumpus room - Ideal for movie nights or as a play area for the kids. It also boasts 2 brand-new bathrooms



For Sale
\$1,399,000+

View
Sat 19th Oct @ 2:00PM - 2:30PM

Contact
Maxwell Jensen
0402 778 603
maxwell.jensen@ljhkaleen.com.au



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.

EER ★★★★★

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and a sparkling newly renovated laundry.

The outdoor space is just as impressive, featuring a beautifully landscaped pool area with a serene water feature that sets the scene for endless summer fun. With two double garages and an additional shed, there's no shortage of storage space for your vehicles, workshop, hobbies, or weekend toys.

Located within walking distance of picturesque Giralang Ponds, the new Giralang shops, and both Giralang Primary School and Early Learning Centre, this home is perfectly positioned for family life. Just a short drive from Kaleen shops and Belconnen Town Centre, you'll enjoy the convenience of urban living in a peaceful, family-friendly neighbourhood.

This exceptional property is move-in ready and offers the perfect blend of space, beautifully renovated, and a location that's second to none. Don't miss your opportunity to secure a home where every detail has been considered for comfortable family living.

Features

- Gorgeous swimming pool with solar heating
- Newly renovated bathrooms downstairs
- Newly renovated laundry
- Newly renovated kitchen
- New flooring throughout
- Parent retreat
- Original fireplace
- New blinds throughout
- 4 Bedrooms + Study
- 2 x Master bedrooms with walk-in-wardrobes and ensuites
- Split system AC downstairs
- Evaporative central air conditioning upstairs
- Swimming pool with water features
- State-of-the-art new access control, CCTV, and alarm system
- Garaging for 4 cars
- Stunning feature lights
- Low maintenance gardens

The Numbers

- 816m2 Block
- 239m2 Internal
- Rates \$3,246
- Land Tax \$4,938
- UV \$569,000
- EER: 2.5

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More About this Property

Property ID	2GF9F9Q
Property Type	House
House Size	239 m ²
Land Area	816 m ²
EER	2.5
Including	Study Pool Dishwasher Outdoor Entertaining Built-in-Robes

Maxwell Jensen 0402 778 603

Licensed Real Estate Agent in the ACT | maxwell.jensen@ljkaleen.com.au

LJ Hooker Kaleen (02) 6241 1922

Cnr Maribyrnong Avenue &, Georgina Crescent, KALEEN ACT 2617
kaleen.ljhooker.com.au | kaleen@ljhooker.com.au



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