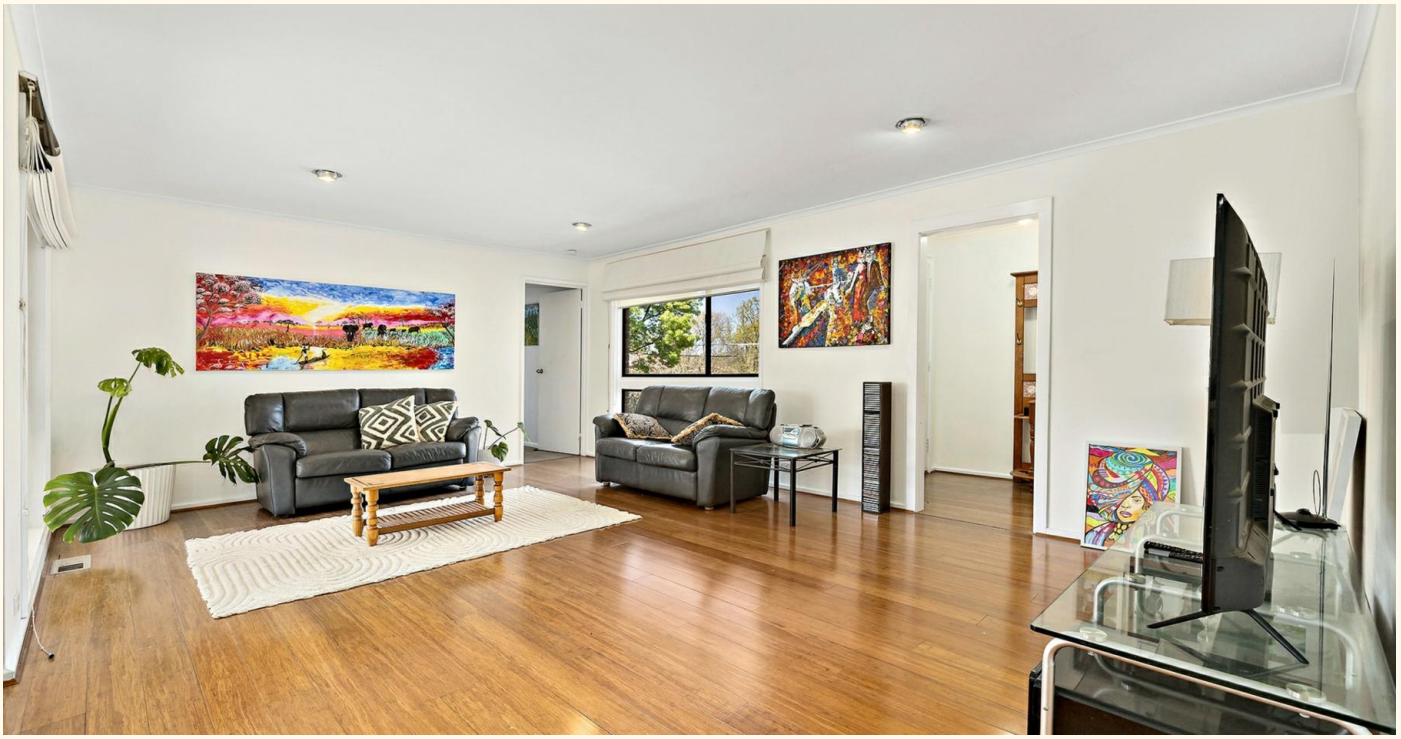








7 Achernar Close, Giralang

Exceptional Location, Endless Possibilities

Auction Sat, 14th November at 2:30pm onsite

Tucked away in a quiet, tightly held Giralang street with a park directly across the road, 7 Acherner Close offers a great opportunity for a family ready to make a home their own. Set on a generous 932m² block, the property has been well kept but would benefit from updating, giving the next owner plenty of scope to renovate, refresh and create something that suits their style and needs. With green space just across the road and a generous block around the home, there is excellent potential here for families wanting space, convenience and the chance to add value over time.

One of the biggest advantages is the location. Giralang's local shops are close by for everyday essentials, while schools, parks, walking trails and surrounding amenities are all within easy reach. With the park across the road, there is always somewhere nearby for a kick of the footy, a walk with the dog or an afternoon outside with the kids.

7 Acherner Close is more than a well-located family home. It is a place with the space, warmth and setting to grow into and the kind of home where family memories can build for years to come.

4 2 2

FOR SALE
Please Call

AGENTS

Troy Thompson
0408 694 917
troy.thompson@ljhooker.com.au

Ujala Aftab
uaftab@ljhgungahlin.com.au

AGENCY

LJ Hooker Gungahlin
(02) 6213 3999

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.

Highlights

Beautiful, established and low-maintenance gardens
Ducted heating and split system cooling
Indoor-outdoor entertaining —The main living area extends naturally onto the deck, creating the perfect setting for barbecues, family gatherings and relaxed entertaining
Generous 932m² block
Multiple car parking for caravan and trailer
Sought-after Giralang location, a short walk to local schools and shops

Rental estimate: $800 - $850 per week
Rates: $3,820 per year approx.
Land tax: $7,435 per year approx. (only if investment)

MORE DETAILS

Property ID	37A6GCY
Property Type	House
Land Area	932 m2
EER	0.5
Including	Air Conditioning Ducted Heating Floorboards

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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.

7 Achernar Close, Giralang

LJ Hooker

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