



8 Ankaa Place, Giralang

## Where Peaceful Living Meets Future Possibility

PRICE GUIDE - \$800,000-\$900,000 OFFERS WELCOME UNDER AUCTION CONDITIONS\*

Was a 3brm - but slight changes have been made !

Tucked quietly into a quiet cul-de-sac, this is the kind of home where life feels just that little bit calmer. Where the street is quiet, and where you can truly settle in.

The current owners have thoughtfully shaped the home to suit their lifestyle - converting what was once a third bedroom into a generous additional living space. The result? A floorplan that feels open, relaxed and incredibly practical. And the beauty of it is this: you can choose how it works for you. Recreate the third bedroom if needed, keep the expanded living, or take it even further.

Since purchasing, they've invested in both comfort and presentation. Inside, the home has been refreshed and modernised, making it instantly liveable from day one. You can move straight in and enjoy - no waiting, no heavy lifting.

Step outside and the opportunity continues. The generous block

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**FOR SALE**  
Upcoming Auction

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

LJ Hooker

offers segmented and secure areas that could suit whatever stage of life you're in - space for the dogs, a safe play zone for kids, an entertaining deck area that can second as additional living and something that the current owners are very happy that they made the addition, now for someone else to enjoy. A basketball court area, or perhaps even the opportunity to build a double garage down the track. It's a backyard that doesn't limit you- it invites imagination.

And if you're someone who likes to plan ahead, there's even more to love. The owners have already had extension plans drawn, approved AND paid for. The time-consuming process has been handled - giving you the option to create something truly special now or in the future without the usual hurdles.

This is the kind of property that speaks to many buyers.

- A first-home buyer wanting entry into an established, sought-after suburb.
- A young family looking for flexibility and room to grow.
- A builder who sees long-term value.

With the Giralang Shops now reopened and thriving, local schools nearby, plus parks and sporting grounds within easy reach, the lifestyle here is both connected and community-focused - yet still wonderfully peaceful.

The owners are committed to securing a result and are open to considering strong offers prior to auction. If this feels like the opportunity you've been waiting for, don't hold back- we encourage you to put forward an offer for serious consideration.

Because homes with versatility, approved plans, and this kind of position rarely sit still for long.

#### Features

Extended 1975 family home

Flexible floorplan (currently configured for larger living, easily adaptable to 3 bedrooms)

Approved extension plans already in place

Master with walk-in robe and ensuite

Updated kitchen with electric appliances

Secure and segmented yard ideal for pets

Double carport

Quiet cul-de-sac location with friendly neighbourhood feel

Walking distance to Giralang Primary School, parks & the upgraded Giralang Shops

#### The Numbers

Block Size: 842 m<sup>2</sup>;

House Size: 106m approx

EER: 0

Unimproved Value: \$528,000 (2025)

Rates (Residential): \$3,419\*

Land Tax (Residential): \$6,331\* ((if rented out)) approx

nbn<sup>®</sup>; availability: nbn<sup>®</sup>; Fibre to the Node (FTTN)

Land Tax \$6,331\* ((if rented out)) approx

- happy to provide more information around how to make a pre auction offer .

## MORE DETAILS

Property ID	36E7GCY
Property Type	House
House Size	106 m2
Land Area	842 m2
Including	Study

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