

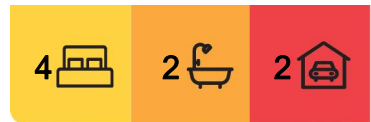


Giralang, 8 Nyawi Place

Large family home next to playground!

Nestled in a quiet cul-de-sac, 8 Nyawi Place offers the perfect setting for family life. Imagine the kids walking home from school, the family dog running around the backyard, and weekend BBQs under the expansive covered entertaining area. The home sides onto a grassy laneway that leads straight to a playground with Giralang Primary School and the new Giralang shops just a short walk down the pathway that crosses no roads. This location has everything you need for a relaxed, convenient lifestyle in one of Giralang's most family-friendly pockets.

Step inside, and you'll find a spacious and well-thought-out floorplan designed for growing families. The home boasts four generously sized bedrooms and a study, including a master bedroom with its own private ensuite. The remaining bedrooms are serviced by a cleverly designed main bathroom that separates the shower, bath, and toilet - ideal for busy mornings when everyone is getting ready for school or work. The two large separate living areas provide ample room for relaxation and family time, while the kitchen, in



For Sale
\$880,000+

View
ljhooker.com.au/2GGXF9Q

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EER ★★★★★

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excellent condition, offers plenty of storage, bench space, and is the heart of the home where family meals are easily prepared.

This home has been beautifully updated with new carpets and hybrid timber flooring in the kitchen and dining spaces, ensuring it's move-in ready for its next owners. Ducted gas heating and reverse cycle cooling keep the home comfortable year-round, while the adaptable floorplan means you can truly make this space your own. Whether you want to turn the study into a dedicated home office, a games room for the kids, or a formal dining room for family gatherings, the options are endless, allowing you to tailor the home to your lifestyle.

Set on a 789m² block, the outdoor space is just as impressive as the inside. Multiple outdoor breakout areas cater to different needs. A small front deck offers the perfect spot to enjoy a quiet cuppa in the morning, while the large paved backyard, complete with a shade sail to keep cool during summer, is ideal for family gatherings and outdoor dining. There's even room for a vegetable patch, and the garden area sides onto the beautiful leafy laneway. Best of all, the backyard area is private and fully enclosed, making it perfect for pets and creating a peaceful retreat.

Giralang is an ideal location within Belconnen and 8 Nyawi Place is close to it all. Belconnen, Gungahlin and Dickson town centres are all about 10 minutes away, whilst the City and Braddon a mere 15 minutes. You have easy access to University of Canberra and CIT, only 5 minutes away as well as GIO Stadium, Calvary Hospital and the AIS. You really are in the thick of everything Canberra has to offer.

8 Nyawi Place is the ideal family home in Giralang, a suburb defined by its community spirit and peaceful atmosphere. Homes like this, with ample living space, adaptability, and in such a sought-after location, don't come to market often. Don't miss your chance to secure a piece of this tightly held suburb - reach out today to arrange an inspection!

Features

- 4 bedroom 2 bathroom home located in quiet cul-de-sac
- Ensuite and 3-way main bathroom with a bathtub
- Two generous living areas both with generous light
- Home office
- Double garage
- Storage room
- Ducted Gas Heating
- Reverse cycle system
- Large updated kitchen with ample bench space
- Brand new carpets to living rooms and bedrooms
- Brand new hybrid timber flooring to kitchen and dining space
- Covered front deck
- Huge outdoor paved area with shade sail
- Pathway to playground next to the home
- Flat block with room to extend
- Short walk to new IGA and Giralang shopping precinct
- Short walk with no road crossing to Giralang Primary School



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EER: 3.5
Block Size: 789m2
Living size: 165m2
Year Built: 1975
Rates: \$3,261 pa approx
Land Tax: \$4,966 pa approx

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More About this Property

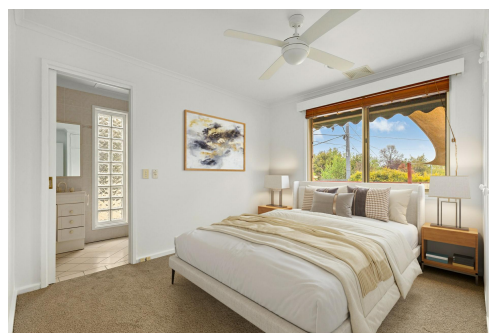
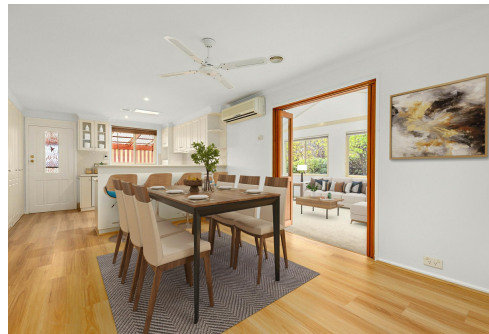
Property ID	2GGXF9Q
Property Type	House
House Size	160 m ²
Land Area	790 m ²
EER	3.5

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