



Giralang, 91 Chuculba Crescent

When Size Matters!

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

In a market where homes for families of this size are as elusive as they are coveted, 91 Chuculba Crescent Giralang is an extraordinary residence Tailor-made for large or extended families.

With direct access to parkland reserve, this expansive 6-bedroom family offers the ultimate blend of modern luxury and convenience. Tucked away perfectly from the main street in a battle ax position, this incredible property boasts not only contemporary ambiance but peace, quiet, and true privacy as well.

The incredible master bedroom suite is stunning. Vaulted ceilings, a dressing room, and a very large ensuite bathroom complete with bathtub complete the picture here. an adjoining versatile multi-purpose room that adapts to your every need would be perfect as a nursery,



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.



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For Sale
Auction

View
ljhooker.com.au/2G33F9Q

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EER ★★★★★

LJ Hooker Kaleen
(02) 6241 1922

second study, or even an extra bedroom if you needed it. This is without question the perfect parents retreat.

Truly a family home of convenience and comfort, there are multiple expansive living areas. The Kitchen is stunning, complete with a large walk-in pantry, and enough storage and bench space to accommodate the entire crew. The budding chefs of the family will be wrapped!

In addition, the home offers not one, but two laundry facilities, so accommodating your extended family has never been easier —fostering a lifestyle of ease and independence.

The flow to the rear deck, from each living area, that overlooks the spacious easy care rear yard is intuitive. A great place to entertain family and friends.

Parking headaches are a thing of the past with a generously sized double garage featuring internal access, as well as, generous attic storage accessed via a pull-down ladder. There is also ample on-site space for numerous vehicles. This really is a home of abundance in every aspect.

Beautifully maintained, with a personality all of its own, this residence invites you to experience the perfect place to call home. This is an unparalleled opportunity to acquire a home that offers the space you have been looking for.

Looking to call Giralang home? Schedule your viewing today or drop by one of our open homes. Please speak with Tim Russell at 0416 087 834 or Jackson White-Brettell at 0421 479 376 for further information or a private inspection.

Features include:

Six bedrooms

2 Bathrooms downstairs

Massive Ensuite to main bedroom on the second level

Designated study

Multi purpose room next to main bedroom

Ducted gas heating

Solar hot water with electric booster + infinity gas hot water

Reverse cycle air conditioning

Added wall insulation

Gated access

Water tanks

Covered rear deck

Soft close draws

Cesear stone bench top

Generous power points and lighting

Storage sheds

Rates: \$2,966 pa approx

Land Tax: \$4,396 pa approx

EER: 2.5

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More About this Property

Property ID	2G33F9Q
Property Type	House
House Size	300 m ²
Land Area	936.8 m ²
EER	2.5

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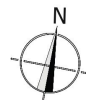
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First Floor



Ground Floor

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.

91 Chuculba Crescent, Giralang

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