






91A Canopus Crescent, Giralang

Rare Offering in Prime Giralang Location!

An incredible opportunity awaits right in the heart of Giralang. This charming 3-bedroom, 1-bathroom home offers the perfect blend of comfort and lifestyle, making it ideal for first home buyers, downsizers, or savvy investors. Boasting a beautifully kitchen and bathroom, that was built not long ago, the home features a large open-plan living space that flows effortlessly, with lovely flooring throughout and modern downlights adding warmth and style. All three bedrooms are spacious and include built-in robes, providing plenty of storage for the whole family.

Step outside to the fantastic entertainer's deck, the perfect setting for weekend barbecues, hosting gatherings, or simply enjoying your morning coffee while the kids or pets play in the secure backyard. With its functional layout and welcoming feel, this home is ready to move straight into and enjoy.

The location truly sets this property apart. Positioned directly opposite the Giralang soccer ovals, you'll enjoy a leafy outlook and a wonderful sense of space right at your doorstep. The newly completed Giralang shops are just across the road, offering convenient access to a supermarket, café, medical services, and more-making everyday

3  1  1 

FOR SALE
\$730,000+

AGENTS

Lukas Cole
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AGENCY

LJ Hooker Kaleen
(02) 6241 1922

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.

 **LJ Hooker**

living a breeze. Giralang is a thriving and highly sought-after suburb in the Belconnen region, loved for its community feel, great schools, easy public transport options, and close proximity to both Belconnen Town Centre and Canberra's Inner North.

Opportunities in this location are rare, and this home delivers the perfect entry point into one of Canberra's most desirable suburbs.

Please give Lukas Cole a call on 0432 289 618 for further information or to book a private inspection.

Features:

- Location
- Three bedrooms
- Updated kitchen & bathroom
- Split system heating/cooling
- Down lights throughout
- Single carport

Rates: \$811 pq approx

Land Tax: \$1,188.54 pq approx

EER: 0

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MORE DETAILS

Property ID 2GW7F9Q
Property Type House

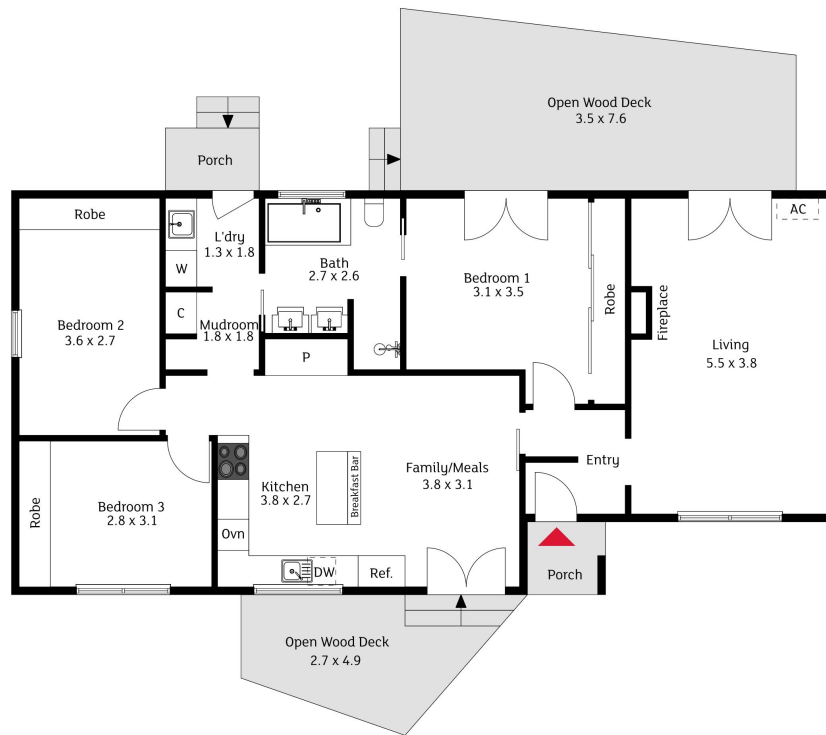
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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

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