



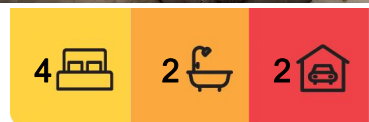
Waramanga, 26 Galibal Street

An Architecturally Designed Home Adjacent Parkland

This split-level home was built in 2010 and offers over 170m2 of modern living space that has been designed to capture the northern sun, be very energy efficient and provide a comfortable and modern environment that will appeal to families and professionals alike.

One of the many distinctions this home has to offer is the generous open plan living and kitchen area that is perfect for entertaining with guests or just enjoying family time. A large bank of double-glazed windows fills this space with natural light and create a warm and inviting atmosphere. The well-appointed kitchen also features a large island bench with thick stone tops, modern appliances, ample storage, and a functional layout that will delight any home chef.

For alfresco entertaining the north facing timber deck spills off the main living area and is perfect for enjoying those barbeques with family and friends.



For Sale
Auction

View
ljhooker.com.au/HZHH5W

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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.

EER ★★★★★★

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In slab hydronic heating with a high quality Stiebel Eltron heat pump, a 10.5kw reverse cycle air conditioning unit in the main living area, effective cross flow ventilation for the Summer months and extensive insulation throughout the home are but some of the liveability features that make this home comfortable all year round.

Versatility has also been well catered for. The 4th bedroom is oversized, features a high raked ceiling and offers the flexibility to be utilised as either a bedroom, secondary living area/rumpus or home office. The choice is yours.

Situated in the family-friendly suburb of Waramanga, this home is just moments away from parks, local schools, and the vast array of amenities on offer at Coleman Court and Westfields Woden. You will also enjoy easy access to public transport and major roadways, making your commute a breeze.

So don't miss out on this fantastic opportunity to make 26 Galibal Street your new home and call me today!

Property features

- Adjacent to parkland
- Generously sized multipurpose room that can be utilised either as a bedroom, study, office or rumpus room.
- High ceilings in the main living area
- Modern light filled open plan living
- Sleek kitchen furnished with thick stone bench tops and large island bench & glass splashback
- Soft closing draws and cabinetry
- Bosch 5 burner gas cooktop & electric oven
- Samsung dishwasher
- Floor to ceiling tiling in ensuite and bathroom
- Bathroom with separate bath and frameless shower screen
- North facing timber deck perfect for alfresco entertaining with family and friends
- Remote double garage with internal access

Liveability Features

- Architecturally designed house that captures the northern sun
- Double glazed windows with highly insulated UPVC frames
- Floor, ceiling, roof blanket and wall insulation
- In slab hydronic heating with the high quality Stiebel Eltron 14 kW heat pump
- Floor tiled and heated in all parts of the house
- Reclaim electric heat pump to a 415ltr hot water storage tank
- Effective cross flow ventilation for summer cooling
- Mitsubishi 9.5/10.5 kW reverse cycle air conditionig in the main living area
- 5000 L rainwater tanks supplying toilets and washing machine
- Grey water (from laundry and bathrooms) recycling unit for under ground watering of shrubs and lawn
- 2.75 kW solar array, grid connected to reduce your running costs
- North facing rear roof of approximately 40 sq metres available for installation of more solar panels
- Smart switches to switch off all appliances on standby from one point in the room in family and front bedroom



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•Raised vegetable garden beds

Living: 173m2

Garage: 40.6m2

Block size: 744m2

UV: \$655,000 (2023)

Rates: \$3,469 per annum

More About this Property

Property ID	HZHH5W
Property Type	House
House Size	173 m2
Land Area	744 m2
EER	6

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