

1 Musca Place, Giralang, ACT 2617

home by holly

House For Sale

Friday, 26 January 2024

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Bedrooms: 4

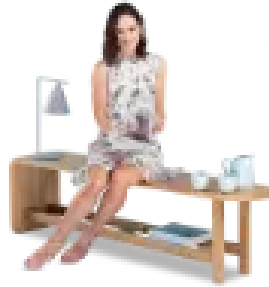
Bathrooms: 2

Parkings: 2

Type: House



Sally Strang + Ash Costello
0491850701



Ash Costello
0491850701

\$1,040,000+

The kitchen's open sociability and generous size, easily caters for family celebrations, enhanced by a gorgeous drift to alfresco living, overlooking gardens that teem with flowering natives, scented roses. Lovingly tended, renovated and extended to the north, this beautiful family home is both spacious and sunlit. There is a continuous connection with landscape, as multiple rooms flow to outside, and large windows capture stunning views of the surrounding mountain ranges. Musca Place is quiet and calm with no through traffic, brimming with oodles of old fashioned neighbourly friendliness. Apart from the odd jogger or dog walker not much comes and goes. Barbara and Peter have lived at number one, for over thirty five years and know everybody in the street by name. Together they have thoughtfully re-jigged the original format of this sweet early 70's house, opening and extending...growing the home in tune with their family's needs. The design alterations have maximised both space and storage, engendering a warm and contemporary feel, easily catering for modern family life. Resting on a large corner block, the home is privileged by its elevation, gifting clear sight to those epic mountains, and by an array of mature trees that shelter and shade. Barbara is a passionate gardener, and it shows as callistemons, camelias, roses teem from beds edged by sandstone walls. There is a nice layering of spaces within the private back yard, as steps lead to elevated circular lawn, arbour twined with climbing rose. To one side of the house a driveway ushers to an enclosed carport and onward to a two-car tandem garage with a large workshop. We love the way the front living room frames the mountains, and the stunning fireplace set within a floor to ceiling brick hearth. And the easy flow to adjacent dining room with servery window straight to the kitchen. High ceilings add volume and Italian handmade tiling is delightful underfoot, as the dining room peels to a large open kitchen and family room and adjacent office/playroom. Exquisite attention to functionality has created a kitchen packed with storage and quality appliances, including a slide and hide Neff oven with disappearing door and rangehood, Bosch dishwasher and gas hob. A clever spatial arrangement incorporates a breakfast island, small appliance bay and step-in-pantry alongside a European laundry. The large play room/office captures garden vistas and sliding doors can be flung open gifting a clear view from the kitchen, as the kids play or can be closed for privacy and study. This versatile space could also be utilised as a fifth bedroom with its built-in-robe granting seamless storage. The master suite flows to the deck and garden and is graced by a bounty of natural light. There is a large built-in-robe for all the clutter and a pretty jack-and-jill ensuite bathroom. It is easy to imagine doors left open to garden breezes, drifting deck side, taking in the first soothing birdsong, a warm cuppa in hand. Bedroom two also flows straight to the deck and garden, while the third double bedroom enjoys a walk-thru-robe that connects to the two-way bathroom, making it perfect for a nursery. The fourth bedroom has a built-in-robe and all rooms centre around a family bathroom with tub and separate toilet, elegantly finished in crisp white with warm terracotta floor tiles. Well positioned, close to the inner-north and within easy reach of the Belconnen precinct and Lake Ginninderra, Giralang is a small pocket of connected green spaces, shady rows of magnificent pine trees. Access to civic pathways that link green spaces and lead to both reserve and local shops, is a wonderful feature of the area. The home is a few steps from reserve and close to the local primary school, multiple parklands, Giralang and Kaleen shops. The new Giralang shops are currently under construction and will house a large IGA. Close to the Belconnen precinct, Lake Ginninderra, the UC, AIS and Canberra Stadium and a stone's throw from the inner-north suburbs of Lyneham and O'Connor, the home is also, a mere 17 minutes to the CBD. features..gorgeous four-bedroom, two-bathroom family home in the friendly suburb of Giralang. nestled within a large and leafy corner block on a quiet cul-de-sac culminating in reserve. ideally placed on a quiet cul-de-sac that culminates in reserve. elevated aspect with stunning views to mountains. sunlit and airy with high ceilings. Italian handmade ceramic tiling. two living areas with home office/playroom. front living room with mountain views and striking open fireplace. adjacent dining area with servery to kitchen. open kitchen combined second living area flowing to deck and garden. contemporary kitchen with granite topped breakfast island, banks of storage, including step-in-pantry, Bosch dishwasher and gas cooktop and quality Neff rangehood and wall oven with slide and hide disappearing oven door. European laundry. cedar venetian blinds. large master bedroom opening directly to deck and garden, built-in-robe and flow to jack-and-jill ensuite bathroom. second bedroom with glass sliders to deck and garden and built-in-robe. third bedroom with walk-thru-robe to jack and jill bathroom. fourth bedroom with front garden views. family bathroom with tub and separate toilet. soft carpet to bedrooms and front living room. large linen closet. ducted gas heating. evaporative cooling. new windows. undercover parking for 2 vehicles in carport and garage. additional off street parking. EER: 0.0. Land size: 850m² House size: 208m²