

# 1 Palana Place, Giralang, ACT 2617

LUTON

## House For Sale

Thursday, 14 March 2024

1 Palana Place, Giralang, ACT 2617

Bedrooms: 5

Bathrooms: 2

Parkings: 6

Area: 1028 m2

Type: House



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## Auction

Nestled in the heart of Giralang, this stunning 5-bedroom plus study residence offers an unparalleled blend of modern luxury and natural serenity. Positioned on a spacious corner block, the home boasts a prime location directly opposite a lush reserve, providing a picturesque backdrop and a sense of tranquility. This generously sized home provides ample space for a growing family, with five well-appointed bedrooms, two bathrooms and study for all your work from home needs. The spacious master bedroom offers a private retreat with an ensuite bathroom, providing a luxurious escape within the comforts of your own home. The kitchen features ample cabinetry and meal preparation space complemented with 900mm gas cooktop and electric oven. With two separate living rooms, this home is perfect for both relaxed family living and entertaining guests. Step outside to the large deck that overlooks the private backyard, with dual fences and high hedges, it is the perfect space for breakfast, lunch and dinner. Find yourself immersed in nature, as the property is conveniently located opposite a reserve. Perfect for leisurely strolls and outdoor activities, this proximity to green spaces adds a touch of serenity to your everyday life. This residence is more than just a home; it's a lifestyle. Embrace the harmonious combination of modern living, natural beauty, and community convenience. Don't miss the opportunity to make this remarkable property your own.

**Property Features:**

- 5 bedrooms plus study residence
- Located opposite reserve and on corner block of cul-de-sac
- 900mm Fysher & Paykel gas cooktop
- Westinghouse oven and Stirling dishwasher
- Spacious master bedroom with ensuite and walk-in robe
- All bedrooms with built-in robe
- Main bathroom with bath tub and separate toilet
- Ducted gas heating
- Ducted evaporative cooling
- Double carport and long driveway for large vehicles or caravans
- Enclosed 4 car garage with access to backyard
- Expansive backyard with dual fence and hedges for privacy
- Rinnai instantaneous gas hot water
- Established and landscaped gardens
- Within 12 minutes drive to Marketplace Gungahlin
- Within 15 minutes walk to Giralang Primary School & Shops

**Property Details:**

- Block: 1028m<sup>2</sup>
- Residence: 179.28m<sup>2</sup>
- Garage: 57.60m<sup>2</sup>
- UCV: \$586,000 (2023)
- Rates: \$3,305 p.a. (approx.)
- Land Tax: \$5,683 p.a. (approx.)