

**1 Phoenix Place, Giralang, ACT 2617**



**Sold House**

Monday, 14 August 2023

1 Phoenix Place, Giralang, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 836 m2**

**Type: House**

## Contact agent

**\*\* Auction Price Guide: \$820,000+ \*\***Partly renovated and enjoying an impressively convenient location, this low-maintenance four-bedroom home is ready for a new family to finish the improvements and enjoy. Due to a change of circumstances, the existing owner has moved interstate and the instructions are to sell! Combining modern features with excellent potential to add your own touches, positioned within an established, leafy & family-friendly suburb, this home is a must to inspect. • 836sqm block (approx.) • 130sqm of internal living (approx.) • 28.7sqm lock-up garage (approx.) • Ducted reverse-cycle heating & cooling • Renovated kitchen with quality appliances • Four spacious bedrooms • Renovated ensuite • Original main bathroom with bathtub • New floor coverings and paintwork • Covered alfresco area • Private, secure and spacious backyard • Close to local schools, shops, public transport and an easy commute to the Canberra CBD • Year of original construction: 1975  
Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.