

# 101 Chuculba Crescent, Giralang, ACT 2617



## Sold House

Friday, 18 August 2023

101 Chuculba Crescent, Giralang, ACT 2617

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1072 m2**

**Type: House**



Kostya Logvinov  
0261510102



Drew Spratt  
0413772370

**\$1,251,000**

+ Beautifully renovated throughout and offering a size and location perfect for growing families+ Spacious five bedroom & study home on a whopping 1072m<sup>2</sup> parcel of land+ Segregated master bedroom suite with huge walk in wardrobe, private balcony, study with storage and modern en-suite+ Renovated main bathroom with double vanity, loads of storage, bath & separate shower+ Renovated kitchen with lots of cupboard and bench space, quality stainless steel appliances including gas stovetop, oven and dishwasher+ Family room, dining room, formal lounge, & sun room provide multiple living areas+ Gas ducted heating, evaporative cooling, & instant gas hot water+ EER 5 - with underfloor and in-wall insulation + Updated flooring throughout+ Solar Panels 6.6kV system installed 2018+ An abundance of storage inside the home and also externally+ Three additional external storage sheds, perfect for workshop areas or hobbies.+ An abundance of natural light & feature skylights+ Huge wrap around veranda and porch that look over the pool area and garden+ Quality decking & pergola compliment the outdoor areas+ 65,000L Salt water pool with solar heating+ Large & private backyard with mature trees+ 2x 8,000L water tanks (under house) and automated sprinkler system+ Tucked away from the street due to being a battle axe block and adjacent to parkland+ Double glazed windows (Sun room, & the south and west facing windows in the home)+ Walking distance to public transportation, parks and ovals, and only a short drive to the Kaleen Shopping Centre, Belconnen and Gungahlin Town Centres and Canberra CBD+ Close to quality private and public schools+ Oversized double garage with automatic doors and additional carport

Located in the tightly held and family friendly suburb of Giralang is this beautifully renovated five bedroom plus study home is situated on a whopping 1072m<sup>2</sup> parcel of land. Size is on the agenda with this tastefully transformed family home and it offers the perfect balance of privacy, huge living areas, & beautifully landscaped outdoor spaces. The master bedroom suite is segregated from the rest of the house and is complimented with a large study area, ensuite and private balcony that overlooks the garden and pool area. The additional bedrooms are well sized and are serviced by the renovated main bathroom. The kitchen has also been renovated and offers a large amount of storage and bench space and has a natural flow into the multiple living areas. The external areas of the house feel private and provide a private oasis from the hustle and bustle of the world with a beautiful pool area and large backyard.+ Internal total: 228m<sup>2</sup>+ Garage:45.8m<sup>2</sup>+ Block size: 1072m<sup>2</sup>+ Balcony: 11.1m<sup>2</sup>+ EER: 5+ Year built: 1976 and extended in 2017