

**12 Chuculba Crescent, Giralang, ACT 2617**



**House For Sale**

Monday, 18 March 2024

12 Chuculba Crescent, Giralang, ACT 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 972 m2**

**Type: House**



Tim Russell  
0262411922



Maxwell Jensen  
0402778603

## Auction

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

What a winner this is! Set on a sprawling 972m<sup>2</sup> block amidst neat and tidy grounds. This home is attractive not only as a brilliant family home that allows for great outdoor activities and a brilliant place for kids and pets. it's also ideal for an extension if you choose to do so. Under the new territory planning laws a block this size means it's perfect to put a second dwelling in place for separate titling. This could be your instant property portfolio option. Giralang is just a fabulous location...strategically positioned for an effortless commute across Canberra. Whether you're heading to work, school, heading into Belconnen or the city, you'll find yourself perfectly situated to navigate your way across town whatever the plan. Also, Giralang's brand new local shops are soon to be opened and will be only a short stroll away! Timber floors underfoot inside make for a lovely feel underfoot and a beautifully renovated bathroom make this renovated property turn key ready. With tenants already in place until 1 December 2024, 12 Chuculba Crescent presents an enticing investment opportunity, offering a steady stream of income and the potential for long-term growth. Plus, the benefits of claiming stamp duty as a tax deduction if rented for an entire year—only in the ACT - making it a savvy financial move that pays dividends in more ways than one! Your parking is more than covered here with a large double garage as well as a massive carport space that allows for at least 3 vehicles. perfect for those looking for that weather protected extra undercover space for a special project or small business facility management storage needs. Looking to call Giralang home? Please speak with Tim Russell 0416087834 or Jackson White-Brettell 0421479376 for further information or a private inspection. Features include:- 3 bedrooms- Timber floors- 972m<sup>2</sup> block- 2 car garage and 3 car carport- Perfect for multiple dwelling construction under the new territory planning laws- Dishwasher- Led downlights throughout- Reverse cycle heating and cooling- Slow combustion heaterEER: 0Rates: \$3,261 pa approxLand Tax: \$4,966 pa approxAll information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.