

13 Sculptor Street, Giralang, ACT 2617



House For Sale

Saturday, 25 November 2023

13 Sculptor Street, Giralang, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1304 m2

Type: House



Peta Barrett
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Kat Briggs
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AUCTION

High set and backing reserve, on a block of land in excess of 1300sqm, 13 Sculptor Street Giralang offers sweeping panoramic views from Belconnen across to the Brindabellas. Although some updates have been carried out, overall the home presents in well kept original condition, the perfect clean slate to add your own touches and personal style. With a roomy floorplan of approximately 173sqm, the home internally features spacious formal and informal living areas, including a large light filled family room that looks out to the sprawling backyard. The ample kitchen is cupboard filled and open and has been renovated over the years and there are also four great sized bedrooms, the main with an ensuite bathroom. Located close to shopping at Kaleen and just up the road from Giralang Primary School, the position is fantastic. Belconnen Town Centre, the University of Canberra, Gungahlin and Lake Ginninderra are also all within easy reach. If you're looking for a large family home to really put your own stamp on, this unique offering could be just what you've been waiting for. To view, visit us at one of our open inspections or contact us today to arrange a private inspection by appointment. * Huge 1300sqm+ block of land backing reserve* Four large bedrooms, the main with ensuite bathroom* Roomy floorplan of approximately 173sqm* Spacious formal and informal living areas* Open cupboard filled kitchen looking out to the large family/ rumpus room* Large picture windows to take advantage of the stunning panoramic views* Timber floorboards throughout* Ducted reverse cycle air conditioning* Huge back yard with plenty of space for further expansion* Double garage underneath with additional storage space* Great location near to local shopping, Belconnen Town Centre, schooling and parklandLand Size: 1304 sqmLiving Size:173 sqmEER: 1.5Rates: \$4,208pa (approx.)Land tax: \$7,603pa (approx.)UCV: \$787,000 (2023)Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.