

# 201 Chuculba Crescent, Giralang, ACT 2617



## Sold House

Thursday, 10 August 2023

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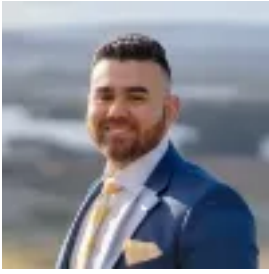
**Bedrooms: 3**

**Bathrooms: 4**

**Parkings: 3**

**Area: 737 m2**

**Type: House**



Sebastian Gutierrez  
0422184992



Joshua Gutierrez  
0431674662

**\$920,000**

Welcome to this wonderful three-bedroom, two-bathroom home that presents a fantastic opportunity for those looking to make their mark and create their dream abode or make some income off the flexible living spaces available. With its spacious layout, multiple living rooms, downstairs rumpus room with separate access, and a double garage, this property offers ample space to accommodate your family's needs or be ripe pickings for the astute investor. As you step inside, you'll immediately appreciate the open and airy atmosphere, with natural light flooding through the balcony windows and highlighting the home's inviting ambiance. The layout of this residence is designed to optimize functionality and flow, providing a comfortable and flexible living experience for you and your loved ones, whilst having a blank canvas for any future renovations. The kitchen, a central hub of the home, offers a great space for preparing those family meals. The multiple living areas allow for various entertainment options, whether it's a cozy family movie night around the fireplace, or hosting friends and loved ones for special gatherings. The downstairs rumpus room offers flexible living arrangements for family members, accommodation for visitors, or a potential investment opportunity. One of the standout features of this property is the grand street appeal and its lovely gardens. Spend your afternoons relaxing whilst soaking up the sun on your front balcony and enjoying the views. The outdoors provides a wonderful opportunity to create your own oasis, tailored to your preferences, where you can unwind and recharge amidst the lush greenery. Location-wise, this home couldn't be better situated. Nestled in a prime position, it is conveniently close to up-and-coming Giralang shops, a stone's throw away from the Kaleen shopping center, ensuring you have everything you need just moments away. Families will appreciate the proximity to schools, providing a short commute for students. Additionally, the bustling Belconnen town center is within easy reach, offering an array of shopping, dining, and recreational options to explore and enjoy. Don't miss your chance to transform this diamond in the rough into your dream home. With its spacious layout, potential for improvement, and idyllic location, this property presents an exceptional opportunity. Bring your vision, creativity, and love for renovation, and turn this house into a warm and inviting haven that reflects your personal style and aspirations. An opportunity to invite some extra income is also available with separate living space available in the lower level which offers a living space, dining and bedroom with its own separate entrance. This part of the property would also make the perfect opportunity for extended family, allowing you to keep family close by while enjoying your own privacy. Contact us today to schedule a viewing and take the first step toward making this remarkable property your own. Don't wait, as opportunities like this are rare! Features include: \* 6kw solar panels \* New carpet \* 3 well sized bedrooms \* Fireplace \* Split system \* Electrical hot water \* Gas cooktop \* Electric oven \* Multiple living areas \* Rumpus room with kitchenette \* Sunroom \* 4 Bathrooms including two ensuites \* Laundry area \* Linen storage \* Under house storage \* Patio area \* Pergola area \* Garden bed \* Double garage \* Single carport \* Vacant possession (no tenancy agreements) Key Figures: Living area: 204m<sup>2</sup> Block size: 737m<sup>2</sup> Rates: \$3,185 p.a (approx.) Land tax: \$5,096 p.a (approx.) EER: 1.5