

205 Chuculba Crescent, Giralang, ACT 2617



Sold House

Friday, 11 August 2023

205 Chuculba Crescent, Giralang, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1002 m2

Type: House

\$1,200,000

Tucked away at the end of a secluded driveway backing a nature reserve, this home is close to bike paths and within walking distance to local schools. This location is second to none. The opportunity to enjoy the best of both worlds with a spacious private backyard all while being so close to popular schools, shops and entertainment areas is quite unique. The freshly renovated upper level boasts the perfect space for a growing family, with ample storage, an upgraded kitchen and bathroom plus three bedrooms. A BBQ-ready porch spills out onto the large rear garden, with a veggie patch ready to sow. An opportunity to invite some extra income is available with a separate living space in the lower level. Renovated with a new bathroom and kitchenette, the lower level of your new property offers a living space, dining and bedroom with its own separate entrance. This tucked away section of your new home would also make the perfect space for extended family, allowing you to keep family close by while enjoying your own privacy. The property is energy efficient with double glazed windows and roller shutters throughout plus a large water tank and a large solar panel system installed. In these cooler months you can enjoy heated flooring to the upstairs living area and cosy up to a roaring fire with views looking towards the Brindabellas. The city bus is a whisper away just down from the driveway and surrounded by a range of popular schools and local shopping centres including Kaleen shops, AIS, Radford College, CIT Bruce Campus, University of Canberra and Belconnen Mall within easy reach. 205 Chuculba is located in a prime position of Giralang with its impressive features it has the potential to be your "forever home". Round out the year with the best Christmas gift to your family and celebrate in what will be the first of many in your new home.

- Block = 1000m²
- Living = 193m²
- Spacious and secure backyard for children & pets
- Two separate living quarters
- Upgraded kitchens & bathrooms
- Upgraded in-floor heating
- New appliances
- Separate toilet upstairs
- Double glazed windows
- Storage to boast
- Built in robes in all bedrooms
- Storage room in garage
- Double car garage with additional car spaces out the front
- Split systems installed
- Gas wall heater installed
- Combustion heater
- Under tile heating to upstairs living area
- Electronic roller shutters for climate and noise control
- 4.32kwh solar system
- 5000L water tank

Rates: \$3,296pa (approx.) 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. [REDACTED]