

3 Avior Place, Giralang, ACT 2617

MARQ

Sold House

Thursday, 9 November 2023

3 Avior Place, Giralang, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 799 m2

Type: House



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\$875,000

Welcome to your future home sweet home! This impressive, fully renovated 3 bedroom, 1 bathroom gem with a double garage is nestled on an expansive 799sqm block in a peaceful, tightly held cul-de-sac, offering the ultimate in suburban serenity. The spacious backyard is your canvas for relaxation and creativity, while the stylish open plan living area is perfect for making lasting memories. With a modern kitchen and bathroom and plenty of charm, this house is ready to become your family's sanctuary.- Peaceful cul-de-sac location- Immaculate condition throughout (full renovation)- Sunny open plan design - 3 generous bedrooms - Modern kitchen, quality appliances, dishwasher, corner pantry- Updated flooring throughout (combination of timber and carpet)- Updated window furnishings- Chic main bathroom with big freestanding bath- Ducted gas heating and ducted evaporative cooling- LED lighting- 24 x roof mounted solar panels (saves you \$\$\$\$)- Timber deck outdoor entertaining area onto huge yard- Close proximity to local schools, parks, shops and transport- Large double metal garage- One of Belconnen's most popular suburbs- Very rare and exciting buying opportunity

Brief Summary- Year of construction: 1986- Renovations: 2015- Bathroom update: 2023- Laundry update: 2023- Internal living area: 112.19sqm- Garage area: 37.80sqm (approx.)- Block Size: 799sqm- EER: 1.5- Unimproved Value: \$569,000 (2023)- Rates: \$3,173 p.a.- Land Tax: \$5,400p.a. (if used as investment)- Rental estimate \$620 - \$660 per week

Enjoy the best of both worlds - a serene retreat in a coveted cul-de-sac while being just a stone's throw away from schools, shops, and parks, ensuring your lifestyle remains as convenient as it is charming. Don't miss this opportunity to secure your slice of paradise. Contact us today to schedule a viewing and take the first step towards making this charming property your new home. Your dreams are within reach!

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