

**30 Chuculba Crescent, Giralang, ACT 2617**

**VERV**

**Sold House**

Monday, 25 September 2023

30 Chuculba Crescent, Giralang, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 905 m2**

**Type: House**



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## Contact agent

Proudly welcome to the market is this exquisitely and gorgeously renovated home in the heart of Giralang that has undergone substantial renovations and a major extension. This home is sited on a generous 905m<sup>2</sup> block of land that offers mature and perfectly manicured grounds, siding onto open green space and is conveniently located within walking to the local kids' playground and opposite local pine Forrest. Number 30 is a magnificently appointed four bedroom, two and half bathroom home that offers generous formal and informal living areas with a sprawling 204m<sup>2</sup> living space, providing an abundance of room for relaxation and entertainment and is the ideal family home. The home has been extended which features a luxurious and triple sized master bedroom retreat complete with walk-in-robe and stunning ensuite. The designer ensuite features wall-hung double vanity, mirrored shaving cabinets, mosaic herringbone tile splashback, frameless shower with dual rainwater showerhead, toilet with hidden cistern, underfloor electric heating and plantation shutters. Experience the joy and delight of North-facing formal living areas and three bedrooms including the master bedroom retreat, that all bask in natural sunlight throughout the day, the ultimate in aspect and position. The updated and modern kitchen offers generous benchtop and storage complete with quality appliances including Westinghouse 5 burner gas cooktop and oven. The ultimate in outdoor entertaining this home offers a multiple of options all perfect for the warmer months ahead including substantial covered 36m<sup>2</sup> alfresco completed with two ceiling fans, outdoor firepit with custom bench seating and in-built BBQ area and generous grassed area, perfect the kids. The outdoor space is perfect for those large gatherings with family and friends or summer BBQ's. Located in the heart of Giralang the home is ideally located next to open green space, in which you can walk to the local kids playground, primary school and shops without even crossing a road! Positioned within a short drive to many local suburb shops that surround the Belconnen area with many wonderful local schools, park and nature reserves all nearby, your weekends will be full. Features Include: - Gorgeously renovated home - North facing to front - Siding nature reserve / parkland - Built over 315m<sup>2</sup> under roofline - Four generous bedrooms (ceiling fans to three bedrooms) - Two fully renovated bathrooms (main & ensuite) - Huge four car garage with heaps storage and 3 phase power - Updated kitchen with ample bench space and storage cupboards, Westinghouse 5 burner cooktop, rangehood, LG dishwasher, Westinghouse oven - Generous triple-sized master bedroom with walk-in-robe and ensuite - Designer ensuite with wall-hung double vanity, mirrored shaving cabinets, mosaic herringbone tile splashback, frameless shower with dual rainwater showerhead, toilet with hidden cistern, underfloor electric heating and plantation shutters - Renovated bathroom with wall-hung double vanity with timber bench, mirrored shaving cabinets, frameless shower screen, designer tapware, rainwater showerhead, stone bath & Rinnai hot water control (currently disconnected but can be reconnected) - Separate toilet with additional wash basin with timber top for guests - Additional powder room/separate toilet within laundry - Formal lounge and dining room with built-in wine cabinet and huge 10-seater dining room - Family and meals room with custom TV cabinet and two skylights with automatic awnings - Renovated laundry with custom cabinetry and joinery, ample bench space and dog door - Ducted reverse cycling heating and cooling throughout - Study nook with custom joinery - LED downlights throughout - Quality plantation shutters throughout - External roller door to garage perfect for trailer or boat - Attic storage with stairs (master bedroom) - Two separate Rinnai hot water controls - Huge workshop to side of garage - Hardwood timber front door - Generous covered outdoor entertaining area with two ceiling fans - Large shed with power, water and ample storage spaces - Outdoor firepit area with custom bench seating - Outdoor built-in BBQ area with house gas and power - Established and perfectly manicured gardens - Colourbond fencing - Walking distance to local playground, primary school and shops (without crossing road) - Close to shops, schools and public transport - Big pine Forrest nearby Particulars: - EER: 4.5 stars - Block Size: 905m<sup>2</sup> approx. - Total Living: 204.6m<sup>2</sup> approx. - Covered Pergola: 35m<sup>2</sup> approx. - Garage 1: 75.6m<sup>2</sup> approx. (triple garage plus storage) - Garage 2: 31m<sup>2</sup> approx. (single garage plus storage) Land Value: \$619,000 approx. Rates: \$2,991 pa approx. Land Tax: \$5,004 pa approx. (paid if rented out)