

38 Smalley Circuit, Giralang, ACT 2617

STONE

House For Sale

Thursday, 6 June 2024

38 Smalley Circuit, Giralang, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 730 m2

Type: House



Kris Hellier

0413799700

By Negotiation

A WORD FROM OUR SELLERS;"Welcome to our cherished home, a haven of comfort and joy bathed in abundant natural light. Recently renovated with new flooring throughout, it combines modern conveniences with timeless elegance. The layout features a separate parents' retreat at the front, offering a sanctuary of peace and privacy. One of our favourite features in the ensuite is the heated towel rail, it's been a necessity for warding off the Canberra winter chill! Our low-maintenance backyard is perfect for relaxing or hosting barbecues, effortlessly extending our living space outdoors. Sustainability and convenience are at the heart of our home. The 46c solar feed-in tariff and the recent upgrade to 3-phase power make for efficient and eco-friendly living. The state-of-the-art 25kw ducted reverse cycle Daikin unit with wireless controls ensures year-round comfort, perfectly complementing our commitment to a modern lifestyle. Location was key in choosing this home, and we love being close to expansive ovals, new shopping centres, excellent schools, and off-lead dog areas. It's a community that offers everything we need right at our doorstep. This home has been a place of growth, joy, and endless memories, and we hope it brings as much happiness to its next owners as it has to us." Living: 158.46sqm Carport & Toolshed: 54.00sqm Total: 212.46sqm Block: 730sqm - Surrounded by established trees and parks - Beautifully renovated home with new flooring throughout and a functional single level floorplan - 2 separate living areas - 25kw ducted reverse cycle Daikin unit - Fully renovated kitchen with quality cooktop and electric oven as well as dishwasher, plenty of bench and cupboard space - Generous bedrooms, all with built in robes - Master bedroom complimented by a renovated ensuite with large shower, floor to ceiling tiles and a heated towel rail - Fully renovated bathroom with full sized bath, shower and floor to ceiling tiles - Separate toilet - Large separate laundry with built-in bench top and linen cupboards - Large, covered alfresco, perfect for pets, children and entertainers alike - Landscaped and low maintenance gardens - Large double carport with undercover access and additional toolshed - Instantaneous gas hot water - Amazing location, with easy access to ovals, shops, schools, dog parks and a variety of public transport options Rates: \$3,419.05 per annum (approx.) Land tax: \$5,933.80 per annum (approx.) Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.