

4 Buriga Street, Giralang, ACT 2617

Sold House

Saturday, 30 September 2023

LEADER CAPITAL
Real Estate

4 Buriga Street, Giralang, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 826 m2

Type: House



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\$755,000

Entry Level Home in Great Location
The perfect entry level home in the popular suburb of Giralang. Well positioned on a 826m² (approx.) block, easy to live in while planning a future extension or renovation, or simply move in and enjoy. With parkland nearby and only a short stroll to local shops and bus stops, don't miss your opportunity to secure this home.

FEATURES- Single level- L-shaped lounge & dining area- Ducted reverse-cycle heating & cooling- Three spacious bedrooms- Master bedroom and bedroom two with built-in robe- Large perola covered timber deck- Established gardens- Functional kitchen overlooking backyard- Bathroom with separate toilet- backyard with side access- Storage space at the rear of the carport & under the house- Walking distance to parkland, bus stops to city, university of Canberra & CIT, Calvary Hospital and Kaleen shops- Proximity to Belconnen Town Centre, University of Canberra & Calvary Hospital- Ideal renovation house

WHAT THE SELLERS LOVE ABOUT THE HOME

1. Easy living in a leafy established suburb
2. Ideally positioned to all three major locations City, Belconnen and now Gungahlin
3. Well secured large backyard with colour bond fence all around ideal for kids / pets
4. Ideal renovation house

STATISTICS (all figures are approximate)

EER: 0.5
Home Size: 106m²
Carport & Shed Size: 43.7m²
Deck size: 26.5m²
Land Size: 826m²
Construction: 1975
Land Value: \$479,000 (2023)
Land Rates: \$3,183.74 per year
Land Tax: \$5,429.80 per year (only applicable if rented)
Current lease: \$520 per week (month by month)
Offers prior to Auction will be considered.