

# 41 Kootingal Street, Giralang, ACT 2617

## Sold House

Friday, 11 August 2023



41 Kootingal Street, Giralang, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 78 m2

Type: House



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## Contact agent

Welcome to 41 Kootingal Street Giralang, this stunning single-level townhouse offers a fantastic north-facing aspect to create an abundance of natural light throughout all year round. Whether its your first purchase or looking to downsize this townhouse maybe just what you have been waiting for. The townhouse offers a fully renovated kitchen featuring stone benchtops, quality appliances and seamlessly connects to the open plan casual dining area which flows to the immense living room. Accommodation for the townhouse is provided by two bedrooms both with built-in robes and serviced by the main bathroom. If you enjoy entertaining then the large enclosed courtyard with artificial grass is low maintenance and makes an ideal space to entertain family and friends. The property also includes a separate laundry, single garage with internal access, reverse cycle heating and cooling and shutters across the kitchen, dining and bedroom windows. The townhouse's fantastic location allows for easy access to Giralang Shops, Calvary Hospital, the University of Canberra, a number of local schools and bus stops, Belconnen Mall and the CBD. The townhouse's single-level and north-facing aspect create the perfect opportunity for any downsizers or first-home buyers. Features-

- Two bedrooms both with built-in wardrobes
- Single-level floor plan
- Reverse cycle heating / cooling
- Updated kitchen with dishwasher
- Electric roller shutters to kitchen, dining and bedroom windows
- North-facing living areas
- Lock up garage with internal access
- Private and secure north-facing courtyard
- Close proximity to Giralang Shops, public transport, Belconnen Mall, Calvary hospital and The CBD.

Rates: \$2,182 pa  
Land tax: \$2,814 pa  
UV: \$152,672  
Body Corp: \$2,324 pa  
EER: 2.0  
Living: 78m<sup>2</sup>