

49 Kootingal Street, Giralang, ACT 2617

Sold Townhouse

Saturday, 18 November 2023



49 Kootingal Street, Giralang, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 81 m2

Type: Townhouse



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\$625,000

Nestled within the heart of Giralang, this delightful 2-bedroom, 1-bathroom home will capture all eyes as soon as you step inside, an immaculate, & welcoming interior has created such an inviting & special home. The home has been thoughtfully refreshed with style, meaning you can just move straight in. One of the standouts of the home is the expansive, picturesque landscapes that are visible from various vantage points of the home are nothing short of awe-inspiring, promising to be the highlight of your daily life. A gorgeous established tree in the corner of the yard, creates a sense of privacy & a stunning area to sit down with friends & family. Whether you're hosting a lively summer barbecue or savouring a quiet morning coffee, this enchanting outdoor space beckons. Gently bathed in warm sunlight, it overlooks meticulously landscaped gardens that unfold like a vibrant tapestry. As you lounge in this sublime setting, the soft rustle of the stunning Maple Trees & the distant melody of birdsong now becomes your new soundtrack. It's not just a space; it's a haven where time slows down, offering a peaceful escape for kids to frolic & pets to play safely. The interplay of light & shadow, the gentle breeze, & the vibrant colours make it a picture-perfect retreat—a slice of serenity for every moment. Upon entering the home, you'll discover a carefully maintained space designed to meet your every need. The living area is cozy & the perfect space to unwind after a busy day. The updated kitchen serves as a functional hub with ample storage & generous counter space, offering a scenic backdrop out over the yard for everyday tasks like dishwashing! The tiles on the splashback add a sleek & stylish finish & the appliances add a feel of luxury. An added touch to this wonderful home, is the solar panels that comes with it, relax knowing your electricity bill will pair nicely with your bank account! The accommodation comprises two bedrooms, with both bedrooms being generously proportioned & equipped with built-in robes. The home is serviced by a main bathroom with a separate toilet, both renovated with style that'll never get old! Situated in Giralang, this location provides easy access to schools, parks, shopping, & public transportation, striking a perfect balance between tranquillity & convenience. If you're looking for your first home, somewhere to downsize to, or even the perfect investment property, this home ticks all the boxes & won't disappoint! So much love has been given to this home from its current owners & it's now ready for its new owners to adore it even more! Features: • 2-bedroom single level townhouse • Gorgeous, landscaped gardens • Renovated with style • Close proximity to Giralang shops • Built in robes in bedrooms • 10.79 Kw system solar panels • Garden shed • Private entrance • Plush carpet in living areas Essentials: • EER: 1.5 • Living size: 81m² • Block size: 413m² • Rates: \$2,401 per annum • Land Tax: \$3,141 per annum • Strata Levies: \$2,344 per annum. Nearby locations: • Giralang Primary 0.2km • Kaleen High 1.4km • Calvary Private Hospital 4.2km • Belconnen Mall 3.9km • University of Canberra 3km • Melba Copland College 3.4km