

# 5 Neworra Place, Giralang, ACT 2617



## House For Sale

Saturday, 4 May 2024

5 Neworra Place, Giralang, ACT 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Mark Larmer And Aaron Lewis  
0262091723



Jason El-Khoury  
0262091723

## Offers over \$780,000

Please note, if not sold prior, this property will be going to auction on site, 12:30pm, Wednesday 29th May 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed. Discover this exciting and very rare opportunity in this tightly held suburb to buy a vacant and fully renovated single level townhouse with direct street frontage which also offers a huge land component usually only associated with courtyard homes. This additional land adds value in that there are multiple outdoor spaces including a fully enclosed grassed yard, a huge timber deck, half of which is covered by a pergola plus a paved entertaining area perfect for a fire pit. Its positioned at the end of the row so only shares one neighbour and is therefore very private and the huge entertaining spaces have been recently added to extend your living areas and provide an excellent indoor-outdoor flow improving your living options all year round. With all the hard work now done internally and externally, all you have to do is move in, relax and enjoy your new lifestyle. Make sure to watch our detailed, un-cut, walk-through video before you inspect (and after). It's our 24/7 salesperson to help you get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you. Features overview:

- Single level floorplan
- 19 solar cells on roof to cover all your electricity needs
- Fully renovated throughout including kitchen, bathroom, flooring, painting and landscaping
- Direct street access through enclosed front courtyard to front door
- Positioned at the end of the row so only shares half a wall with 1 neighbour
- Largest land component in the development with separate outdoor zones
- Large open plan living spaces internally
- New (huge) entertaining deck at rear with pergola covering half of it as you exit the living area
- Expansive rear yard with paved entertaining space and Colorbond enclosed grassed area with garden bed around the border, excellent place for kids and pets to roam safely
- Vacant possession, so no need to wait for owners or tenants to relocate
- Early access available via an occupation licence, if you need to move in quickly before settlement
- Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing
- Offers before auction (above the published guide price and accompanied with a Section 17) are welcomed

The Numbers (approx):

- Living area: 108m<sup>2</sup>
- Land size: 593m<sup>2</sup>
- Timber deck at rear: 64m<sup>2</sup>
- Pergola: 37m<sup>2</sup>
- Double metal garaging: 43m<sup>2</sup>
- Name of development: Giralang Parklands
- Number of townhouses in development: 13
- Age: 45 years (development completed April 1979)
- General rates: \$2,599 p.a.
- Water and sewerage rates: \$754 p.a.
- Land tax (investors only): \$3,448 p.a.
- EER (Energy Efficiency Rating): 2.5 stars (with a potential for 6 stars)
- Conservative rental estimate (unfurnished): \$510/per wk
- Strata levies: \$2,696 p.a.
- Strata manager: LMM Solutions, phone (02) 51103200
- Units plan number: 166
- Money in admin and sinking fund as of 22/04/2024: \$75,500

Inside:

- Main living area has dual roller blinds to the full-length North facing window, laminate timber-look flooring and ceiling fan plus access through double glazed sliding door to rear yard
- Renovated kitchen has ample cupboard and bench space, island bench, stone bench tops, fridge space, stainless steel electric oven and 4 burner electric cooktop with recircling rangehood over, under-bench dishwasher, sink and overlooks living areas and rear yard
- Main bedroom has North aspect, dual roller blinds over full length window, 2 door and another 3 door sliding robe (so ample storage options)
- Bedroom 2 has North aspect, dual roller blinds over full length window, 2 door built in robe
- Bedroom 3 has South aspect, dual roller blinds, 3 door built in robe
- Renovated main bathroom with full height tiling, corner shower with wall recess, custom oval bath with wall recess, custom vanity with storage under, heat lamp and double glazed external ventilation window
- Toilet is separate in its own room
- Separate renovated laundry with corner tub, bench and ample storage with access to rear yard and entertaining area
- Storage cupboard in hall
- LED downlighting
- Ducted reverse cycle air conditioning
- Ceiling fans in all bedrooms and living area
- NBN available (FTTN)

Outside:

- Set well back from the road for privacy
- Access to front door from street through front courtyard which has mix of Astroturf and stones
- Separate fully enclosed side and rear yard with large, grassed area, paved entertaining area, timber entertaining deck and pergola with built in seat and drop down blinds
- Double detached metal garage with remote roller door and lighting and power
- Electric hot water system

Construction info:

- Concrete slab
- Walls are double brick and weatherboard cladding
- Timber truss roof framing with R4.0 ceiling insulation
- Concrete roof tiles
- Single and double glazed windows and rear sliding door

To help buyers, we offer the following as part of our Friendly Auction System:

- Written buyer price guide updated as the campaign progresses
- A digital brochure with everything you need to consider a purchase (request via email)
- We refer a solicitor

who can review the contract for FREE