

**6 Nangle Place, Giralang, ACT 2617**



**House For Sale**

Friday, 19 April 2024

6 Nangle Place, Giralang, ACT 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 736 m2**

**Type: House**



Josh Morrissey  
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## By Negotiation

What you see: With an elevated north facing position within a quiet cul-de-sac, this brand-new residence by DJC Urban Projects offers modern amenity within established surrounds. Covering an expansive 365m<sup>2</sup> under roof, the floor plan comprises four large bedrooms, three living areas with underfloor heating beneath a seamless, burnished concrete floor. The kitchen is orientated to capture natural light all day long, with views directly over the pool and backyard area so you can keep an eye on the kids while they play. The pool and outdoor area are connected with a flat low maintenance yard, designed for entertaining and play. The oversized garage holds 5 cars, making it versatile for a large family.

What you see: Everything on the wish list. Viewings Strictly By Appointment See more: North facing architecturally designed residence with striking façade Built by DJC Urban Projects Private cul-de-sac with adjacent reserve Gourmet kitchen with stone island benchtop, custom joinery with concealed butler's pantry and laundry, ample cupboard and bench space Siemens Appliances include gas cooktop, double oven, coffee machine and integrated dishwasher Bar with custom joinery Segregated formal and informal living spaces with floor to ceiling windows Burnished concrete and timber flooring Heated slab (excluding bedrooms) Master bedroom with custom walk in robe, stunning en-suite with dual vanity, walk in shower, under tile heating and freestanding bath Parents retreat Three additional spacious bedrooms with built in robes High end main bathroom with feature dual vanity and freestanding bath Study with built-in joinery and feature skylight Ducted reverse cycle heating and cooling Double glazed windows Integrated indoor/outdoor living with alfresco area and built in kitchen Mineral pool with solar provision and outdoor shower Pizza oven Five car garage with internal access and additional storage Low maintenance, fully landscaped gardens with automatic reticulation and feature lights Alarm system with CCTV Within 5 minutes' drive to Kaleen Plaza Within 4 minutes' drive to St Michael's Primary School Within 8 minutes' drive to Radford College Within 9 minutes' drive to North Canberra Hospital Within 10 minute' drive to Westfield Belconnen Within 15 minutes' drive to Canberra City

Upper Living: 54.85m<sup>2</sup> Lower Living: 215.90m<sup>2</sup> Living total: 270m<sup>2</sup> (excluding stairwell) Garage: 97m<sup>2</sup> Total GFA: 367.75m<sup>2</sup> Block Size: 736m<sup>2</sup> EER: 5.5 Built: 2022 Rates: \$3,305 p.a Rental appraisal: \$950 - \$1,050 p.w Land Tax: \$5,683 p.a UCV: \$586,000 (2023) Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property 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.