

# 7 Munga Place, Giralang, ACT 2617

home by holly

## Sold House

Friday, 27 October 2023

7 Munga Place, Giralang, ACT 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Sally Strang + Ash Costello  
0491850701



Ash Costello  
0491850701

**\$871,000**

#soldbyash #soldbysally \$871,000 From its ideal elevated site this home enjoys stunning panoramic views across treetops to the undulating cadence of mountain ranges. Awash with sunlight with large windows capturing those big sky romantic views, the home has a distinct breezy open feel. Formerly home to a stonemason, there is the distinction of exacting landscaping with sandstone walls and generous ledges providing textural golden edges to emerald, green lawns. Munga Place is the kind of sleepy street where kids play cricket in the cul-de-sac and pathways lead to greenways that open onto parklands, linking all the way to the local shops. Close to the inner-north and within easy reach of the Belconnen precinct and Lake Ginninderra, Giralang is a coveted pocket, shaded by rows of magnificent pine trees. The front garden has been neatly terraced, and the classic mixed blonde brick dressed with sandstone, with broad steps adding to the impressive entryway. Gravel beds make for easy-care, as formal lines marry with neatly clipped privatising hedges. To one side a private driveway curls around to the garage and a neat storage room, which could equally be utilised as a home gym. With white painted walls and easy-care timber laminate flooring, the home feels contemporary and heralds a soothing simplicity. The spacious combined living dining has sightlines to both north and west gifting a lovely continuity of light. Glass sliders can be opened to afternoon breezes and there is a romantic drift to balcony. Think unwinding in the evenings, glass in hand, taking in the stunning sunsets over the mountains. At the heart of the home is a large kitchen in sleek monochromatic theme. Banks of crisp white cabinetry contrast beautifully with black countertops, and sleek stainless-steel appliances gift a utilitarian edge. A long breakfast bar is a great place to gather, fostering family togetherness and easy social interaction while entertaining. There are three peaceful bedroom all with built-in-robos to keep the clutter at bay. A central bathroom is simply appointed in crisp white with black accents adding to the consistent monochromatic design theme. There is a relaxing tub and soothing rain-shower. From the deep ledges that function as seating to the sculpturally curved water feature the private rear garden is an exercise in craftsmanship and restraint. A handsome paved area is the perfect stage for a large outdoor table, so you can gather alfresco with family and friends. Neat rows of steppers guide across the soft lawns and gravel arenas, multiple levels and textured stone are softened by mature pencil pines, clipped topiary. Giralang is a suburb of the Belconnen district and shoulders Kaleen and Lawson and connects to the walking and biking trails of Gungaharra Grasslands Nature Reserve. The home is walking distance to reserve, local primary school, shops, and Community Nature Play Park. Close to the Belconnen precinct, the UC, AIS and Canberra Stadium and a stone's throw from the inner-north suburbs of Lyneham and O'Connor, the home is also, a mere 17 minutes to the CBD. features..positioned in a sought after suburb close to bus services and walking trails. large landscaped block with an elevated outlook. privately built property (1976). spacious light filled living areas. large kitchen with stainless-steel appliances dishwasher. granite and floating timber flooring. three generous bedrooms all with built-in robes. renovated main bathroom. ducted heating and evaporative cooling. continuous hot water system. tiled rear balcony with views to the West. level irrigated grassed area with in the secure back yard. shady garden sail. stone feature walls and water feature. established gardens with fruit trees (peach, nectarine, cherry, plums and apples) and vegetable beds. separate laundry room and storage room. single garage with Tesla charger (single phase power). ample of trailer/truck/caravan parking. plans available on request for extension/renovation. eer 3.5. living size 119m2. land size 971m2. land value \$622,000 The information contained in this advertisement is derived from sources we deem reliable. However; we cannot provide any guarantees or warranties regarding the information supplied. Buyers are encouraged to conduct and rely exclusively on their own enquiries.