

8 Galan Place, Giralang, ACT 2617



Sold House

Saturday, 16 September 2023

8 Galan Place, Giralang, ACT 2617

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

\$931,000

Tucked away, in a whisper quiet cul-de-sac and nestled upon a 1036m² block lies this exceptional 4 bedroom + study home with a segregated floor plan encompassing formal and informal living areas which flow seamlessly to the outdoor entertaining. Meander beyond the private entry while taking in the established gardens a sea of seasonal colour adorned with daffodils, iris, roses and the surprise shoot providing much excitement for the green thumb. Wake up to breathtaking views of lush landscapes from the master suite complimented by a full wall of robes and own bathroom. New families or those who work from home will enjoy the proximity of the study or 5th bedroom. The remaining bedrooms include built-in robes and are conveniently located at the rear of the home. The large windows throughout the home allow you to connect with nature from the comfort of your living spaces. Open air and a covered pergola provide the foundation for the perfect space for a family BBQ and beer. The expansive backyard offers a private retreat for outdoor gatherings, gardening, harvesting, or simply basking in the sunlight. Create unforgettable memories with friends and family in this inviting space. Despite its secluded feel, the home is just a short distance away from essential amenities, schools, shopping centres, and sports and soccer ovals, riding and walking trails, ensuring you have everything you need within reach. Commuting to work or exploring nearby is a breeze, thanks to its convenient access to major roads and highways. Don't miss the opportunity to make this peaceful haven your forever home. Experience the joys of quiet living in a beautifully appointed residence that captures the essence of relaxation. Contact Lisa Silberberg on 0416 227 666 to schedule a viewing and step into your new life of tranquility!

The Perks:

- 4 bedrooms + Study/5th bedroom/nursery
- Single carport with drive-thru capability
- Isolated workshop or hobby room
- Bedrooms with built-in robes
- Solid timber floorboards and exposed brick feature walls
- Ducted gas heating + reverse cycle split system
- Open fireplace
- Open plan kitchen overlooking family and outdoor
- Full pantry, overhead storage, large breakfast bar
- Gas cooktop, electric oven and dishwasher
- Open-plan bathroom
- Electric hot water
- Cultivated vegetable gardens
- Surrounded by quality homes
- Single carport + workshop
- Close to schools and transport
- Easy access to main arterial roads

The Numbers:

- House 174m²
- Carport + workshop 37m²
- Block 1036m²
- Rental potential \$800-\$850pw per week
- Land Tax: \$7323 per annum approx (if rented)
- Rates: \$4072 per annum approx