

8 Warring Place, Giralang, ACT 2617

Sold Townhouse

Monday, 14 August 2023



8 Warring Place, Giralang, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 71 m2

Type: Townhouse



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Contact agent

Price guide: \$479,000+ Introducing a charming and contemporary 2-bedroom townhouse, perfectly situated in the desirable suburb of Giralang. This single-level home has recently undergone a facelift, boasting new paint and flooring, along with modern lighting fixtures that enhance its aesthetic appeal. Natural light fills the north-facing living area that overlooks the private and fenced courtyard. Presented in a low maintenance and with fuss, there is scope to add your own touch and add value. The kitchen has a good sized footprint and is functional. With a bit of your own magic, this is a space where you could really add value. With two generously sized bedrooms, this townhouse offers comfortable accommodation. The master bedroom includes built-in wardrobes, ensuring ample storage for all your belongings. The second bedroom is versatile and can be utilized as a guest room, home office, or a cozy retreat for relaxation. One of the standout features of this townhouse is the single garage with internal access, providing convenient and secure parking for your vehicle. Additionally, a small private courtyard awaits, offering a tranquil outdoor space where you can unwind, enjoy a morning coffee, or indulge in gardening hobbies. Only a short stroll away, you'll find an array of shops and amenities, currently under construction. The close proximity to green spaces provides opportunities for leisurely walks, picnics, or outdoor activities, adding to the appeal of this location. This property presents an excellent opportunity for first-time homebuyers seeking a comfortable and well-maintained residence. Alternatively, it holds strong appeal for astute investors looking to expand their portfolio and capitalize on the high demand for rental properties in this sought-after area. Don't miss the chance to make this townhouse your own. Contact us today to arrange a viewing and discover the endless possibilities that await you in this vibrant and conveniently located property.

The Perks:- Private courtyard- Convenient location close to shops, local oval and bus stops- New paint throughout- New carpet to living areas & bedroom- Reverse cycle heating & cooling split system- Internal access from garage- Built in wardrobes

The Numbers:- Living: 71m²- Garage: 1 car- Block: 300m² approx- Body Corp: \$600p.q- Rates: \$2200 p.a- Built date: 1979- EER: 0.0