

**19 Chuculba Cres, Giralang, ACT, 2617**

**VERV**

**House For Sale**

Thursday, 15 August 2024

19 Chuculba Cres, Giralang, ACT, 2617

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Jason Roses

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## Calling Investors or Extended Families

This rare and exceptional dual-residence property offers endless potential for investors looking for substantial returns or extended families yearning for space and flexibility. Situated on a single block in the highly sought-after and bustling suburb of Giralang, this property presents two separate homes, each with its own distinct charm and modern appeal. The front home boasts three spacious bedrooms and has recently undergone thoughtful updates, blending contemporary style with classic comfort. It is the perfect move-in-ready space for a family or ideal for tenants, offering a seamless living experience with its well-designed layout and modern finishes.

Tucked away at the rear of the property, the second home was built just 6 years ago and offers a sleek, low-maintenance living space with two well-proportioned bedrooms. Designed with a fresh and modern aesthetic, this newer residence provides a tranquil retreat. Whether you're an investor seeking to maximize your returns with dual rental incomes or a multi-generational family looking for the perfect living arrangement that offers both space and privacy, this property delivers on all fronts.

The front residence of this dual property has proven to be a lucrative investment, generating an impressive gross income of \$52,060.60 for the current financial year. Meanwhile, the rear residence has outperformed expectations, bringing in \$55,608.40 in gross earnings over the same period. Together, these two homes have yielded substantial returns, making this property an outstanding opportunity for investors seeking consistent income and high rental demand. The potential for strong, reliable earnings is undeniable, adding to the overall appeal of this unique investment opportunity.

With its prime location in the heart of Giralang, you'll enjoy the convenience of a central position close to local amenities, schools, parks, and shopping centers, making this an even more attractive investment. Live in one home and rent out the other, or fully capitalize on the strong rental demand in the area—this is a property with limitless potential for the astute buyer.

### Features Include:

- Stunning dual-residence property
- Total of six bedrooms across both homes
- Three modern bathrooms
- Solar power systems: 5.5KW for the front house, 6.2KW for the rear house
- Energy-efficient with 2x 5KW batteries for the front home and a 5KW battery for the rear home
- Studio featuring a bathroom, kitchenette, and air conditioning\*
- Dual driveway with ample off-street parking

### Front Residence:

- Elegant engineered timber flooring throughout
- Three spacious bedrooms
- Updated main bathroom with a relaxing bathtub
- Formal lounge and dining areas for entertaining
- Bedrooms re-carpeted 3 years ago
- Home repainted 3 years ago
- Generous family room perfect for gatherings
- Ducted gas heating for cozy winters
- Ducted evaporative cooling for comfort during summer
- Semi-enclosed front garden with durable Colorbond fencing
- Charming front covered patio

### Rear Residence (approx. 6 years old):

- Energy-efficient double glazed windows
- High-quality tiled flooring

- Two bedrooms with built-in wardrobes
- Two spacious, modern bathrooms with floor to ceiling tiles
- Double garage with automatic door, powder room, and rear roller door for convenience
- Master bedroom with ensuite bathroom
- Luxurious in-floor heating throughout the home
- Ducted evaporative cooling, extending into the double garage
- Modern kitchen with 20mm stone benchtops, tiled splashback, stainless steel appliances, dishwasher, and an in-built bar fridge
- High-quality window treatments throughout
- Covered alfresco entertaining area
- Additional gas, water and electricity connections are available in the alfresco area should you wish to add an outdoor kitchen

This property combines modern amenities with thoughtful design, making it ideal for those seeking a high-quality living experience or excellent investment opportunity.