

**40 Smalley Circuit, Giralang, ACT, 2617**



**House For Sale**

Thursday, 12 September 2024

40 Smalley Circuit, Giralang, ACT, 2617

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## **The ideal place to start out in style!**

Ideally nestled in the ever-popular and extremely well-located suburb of Giralang, this updated three-bedroom plus study residence will excite and delight first homebuyers, downsizers and young families. Conveniently positioned close to the new Giralang Shops, local parks, sporting fields & Giralang Primary School.

The well-designed open floor plan captures vast amounts of natural light throughout the home. The updated kitchen is the hub of the home featuring granite benchtops and connects effortlessly with the meals area which opens onto an expansive paved area making entertaining with loved ones a breeze!

A large level rear yard sets the perfect scene for children to swing a bat or kick a ball and is somewhat of a blank canvas for the new owners to bring out their inner green thumb.

A great opportunity to secure your position in this popular suburb.

- Block: 759m<sup>2</sup>
- Living: 116.35m<sup>2</sup>
- Garage: 29.50m<sup>2</sup>
- Year built: 1986
- Ducted reverse-cycle air conditioning
- Detached single garage and rear garden shed
- Additional driveway with side gate access

### Cost breakdown

- Rates: \$839.33 p.q
- Land Tax (if rented): \$1,450.41 p.q
- Potential rental return: \$620-\$650 p.w

This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy, so we recommend that you also conduct your own enquiries to verify the details contained herein.