

7 Kinalung Place, Giralang, ACT 2617



House For Sale

Sunday, 23 June 2024

7 Kinalung Place, Giralang, ACT 2617

Bedrooms: 4

Bathrooms: 3

Parkings: 3

Area: 822 m2

Type: House



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Auction

Welcome to 7 Kinalung Place, Giralang, where this stunning family home awaits its new owner. Custom-built just six years ago by a trusted local builder for his own family, this residence exudes quality and thoughtful design. Situated on a spacious 822m² block in a quiet cul-de-sac, the property offers an ideal blend of privacy and convenience. The flexible floor plan features four generously sized bedrooms plus a separate studio on the lower level, complete with its own kitchen and bathroom—a perfect space for guests, a home office, man-cave, or a teenage retreat. Step inside to find light-filled living areas with high ceilings and a functional split-level layout that enhances the sense of space and openness. The gourmet kitchen is well equipped, boasting 40mm stone benchtops, Fisher & Paykel appliances including double ovens and a 900mm induction cooktop, and a large walk-in pantry. The adjoining dining and living areas flow seamlessly out to the entertaining deck and further to the professionally landscaped gardens, creating a serene outdoor haven perfect for entertaining or simply relaxing with family. It's easy to picture yourself sitting by the cosy wood fireplace on a cold winter's morning with a coffee and book in hand, embracing the sun streaming in through the large North facing windows. There is even a custom-built bay window seat with storage for curling up on those lazy Sunday afternoons. To ensure your complete comfort all year round, the home is also equipped with a ducted reverse cycle air conditioning system. The oversized garage provides ample space for multiple vehicles and includes convenient drive-through access to the backyard, ideal for storing additional vehicles, a boat, or a trailer. This meticulously maintained property offers a rare combination of quality construction, functional design, and prime location. Located in Giralang, a highly sought-after suburb known for its leafy streets and family-friendly atmosphere, the property enjoys a prime position with easy access to local schools, shops, parks, and public transport. The suburb's proximity to major amenities and employment hubs ensures convenience without compromising on tranquility—a rare combination in today's property market. Whether you're looking to raise a family in a peaceful environment or seeking a home that balances modern luxury with practicality, this residence offers an exceptional opportunity to secure your dream lifestyle.

Summary of features:

- Custom designed and built as a builder's own home
- Positioned in a quiet cul-de-sac location
- Large 822m² parcel of land
- Newly built in 2018
- Flexible floor plan with 4 bedrooms + separate studio downstairs
- Studio includes its own kitchen, bathroom & reverse cycle air conditioning system
- Functional split-level design, with large open living spaces and generous bedrooms
- Oversize main bedroom with large WIR & oversized ensuite
- Bedrooms 2, 3 & 4 all contain built in wardrobes
- Built in study area (cleverly concealed behind cupboard doors)
- High ceilings – 2.7m to the main areas, 3.8m to the front lounge/sitting room
- Feature cathedral ceilings & additional windows to main living area
- Perfect orientation, North aspect for living spaces at the rear of the home
- Quality modern kitchen with large walk-in pantry, including 40mm stone
- Fisher & Paykel appliances – double ovens, 900mm induction cook top, rangehood & dishwasher
- Slow combustion wood fireplace with feature natural granite hearth
- Engineered timber flooring to main living areas, carpets to bedrooms
- Daikin reverse cycle ducted air conditioning system
- Spacious laundry with abundance of storage
- Large rear entertaining deck with views from this elevated location
- Professionally landscaped front and back yard areas, creating a private and inviting garden
- Oversize garage with drive through access to backyard
- Large storage area under the house
- Electric hot water system

Figures:

- Block: 822m² approx.
- Living area: 223m² approx.
- Downstairs studio: 44m² approx.
- Garage: 83m² approx.
- Total house size: 350m² approx.

Located close to:

- Giralang shops, primary school, early learning (1.3km) 3 min
- Belconnen town centre (5.7km) 10 min
- University of Canberra (4.4km) 6 min
- Canberra City – 12km (20min)