

7A Capella Crescent, Giralang, ACT 2617



House For Sale

Saturday, 29 June 2024

7A Capella Crescent, Giralang, ACT 2617

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 701 m2

Type: House



Bree Prince
0261821802



Isabella Anastasi
0484920278

\$825,000+

What you see: Architecturally designed two bedroom, two living room plan with opportunity to convert to a three bedroom home. Walking distance to Giralang Primary. What we see: Mornings school drop off, never looked so good. See more: North aspect to the rear Split over three levels, with the third level hosting a large loft style space Under stair storage Downstairs powder room Large kitchen, with Westinghouse stovetop, oven & rangehood, Bosch dishwasher, double sink & vintage faucet Sunken partially carpeted living area, hosting a brick feature wall, fireplace and access to the rear Modern bathroom with bath and shower, hosting ample storage space Spacious laundry Master suite, with large walk in wardrobe & ceiling fan Additional bedroom Reverse cycle air conditioning Undercover alfresco area to the rear, amongst the large backyard Established gardens to the front & rear Community Property is 1m² of garden bed - a token gesture required for Unit Title purposes. Within 8 minute walk to Giralang Primary School Within 4 minute walk to Giralang Playing Fields Within 5 minute drive to St. Michael's Primary School Within 5 minute drive to Kaleen Shops Within 9 minute drive to Belconnen Town Centre Within 15 minute drive to ANU Within 17 minute drive to Canberra CBD Total house area: 141.54m² Garage: 27m² Enclosed Carport: 22m² Block size: 701m² Built: 1986 EER: 0.5 Rental appraisal: \$600.00 - \$650.00 p.w Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.