

# 9 Wayal Pl, Giralang, ACT, 2617



## House For Sale

Wednesday, 2 October 2024

9 Wayal Pl, Giralang, ACT, 2617

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Josh Yewdall  
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## Generous Family Find on Quiet Cul De Sac

With a peaceful cul de sac position in the closely knit and community-minded suburb of Giralang, this generous family home enjoys both an enviable north to the rear aspect, as well as a uber convenient position, mere minutes from local reserves, shopping and an abundance of quality parks and nature reserves. The generous floor plan delivers versatile living spaces that include a large formal lounge room, central dining, and light-filled living space that opens out to expansive undercover alfresco entertaining. The kitchen overlooks the garden and keeps the home chef will connected to family and friends, offering all-electric cooking, plenty of bench space, tiled splash backs and good storage throughout.

The main suite is peacefully set away from the other bedrooms, and enjoys a built-in robe and ensuite, whilst the main bathroom features a corner spa bath, separate shower, and freestanding vanity with good storage, servicing the 3 additional bedrooms, all with built in robes. An internal laundry with even more storage and backyard access, as well as a double remote-control garage rounds out this quality family offering, perfectly combining generosity of space and premier position to deliver a family home that is an absolute must to inspect for anyone looking to immerse their family into the high regarded Giralang lifestyle.

- \* 4 bedrooms, 2 bathrooms and double remote control lock up garage, set on 874sqm of land with a north to the rear aspect
- \* 154sqm internal living
- \* Versatile living including large formal lounge, dining and generous living room, opening out to centerpiece undercover alfresco entertaining
- \* Generous kitchen with garden outlook, offering all-electric cooking, good bench space, tiled splash backs and plenty of storage throughout
- \* Privately set main suite with built in robes and ensuite + 3 additional bedrooms, all with built in robes
- \* Main bathroom with corner spa bath, separate shower, and freestanding vanity with good storage
- \* Large internal laundry with storage and backyard access
- \* Double lock up garage with internal entry (39sqm)
- \* 5Kw solar + 2 x batteries
- \* Ducted reverse cycle Heating/Cooling + additional split system
- \* Family friendly location with nearby parks, shops and great schooling options

Rates: \$3,314pa (approx.)

UCV: \$570,000 (2024)

EER: 5.0

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