

90 Baracchi Crescent, Giralang, ACT 2617

House For Sale

Wednesday, 26 June 2024

STONE

90 Baracchi Crescent, Giralang, ACT 2617

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 896 m2

Type: House



Jess Smith
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Auction 27/07/2024 at 1:30pm

Property to be auctioned on-site on 27/07/2024 at 1:30pm with offers welcome prior. Discover your dream home in the family-friendly suburb of Giralang. This residence features generously sized bedrooms, a bathroom with a full-sized bath and shower and separate toilet, and an open-plan living and dining area. The well-equipped kitchen offers ample storage and bench space, while the convenient laundry room adds functionality. Additional highlights include a double car garage with studio room above, an extra carport, a pergola for outdoor gatherings, a spacious deck, and a beautifully landscaped backyard. Giralang offers leafy streets, parks, playgrounds, and easy access to local schools, shopping centres, and public transport, providing a balanced and fulfilling lifestyle.

Features Overview:- Age:49 years (built in 1975)- EER (Energy Efficiency Rating): 2.5 Stars- Broadband to house - inet ADSL (VDSL2 Home - 1 Plan) Sizes (Approx)- Internal Living: 113.52 sqm- Pergola: 23.36 sqm- Deck (front and rear): 38.5 sqm- Balcony: 9.12 sqm- Garage and Studio space: 88.96 sqm- Carport: 22.33 Sqm- Total Residence: 295.79 sqm- Block Size: 896 sqm

Prices- Rates: \$825 per quarter- Land Tax (Investors only): \$1657.05 per quarter- Conservative rental estimate (unfurnished): \$660 - \$690 per week

Inside:- Well sized bedrooms, two with built in robes- Bathroom featuring a full-sized bath and shower and separate toilet- Open-plan living and dining area extends to outdoor deck- Updated kitchen with ample storage and bench space- Convenient laundry room- Double car garage with additional studio room above, perfect for a gym, yoga space, teenage retreat- Extra carport adjacent to the garage- Evaporative cooling- Ducted gas heating

Outside:- Front deck from living area ideal for outdoor gatherings- Spacious rear deck ideal for relaxation and entertainment with covered pergola- Beautifully landscaped backyard with direct access to playground- Canvas awnings- Water tanks (total capacity of 12,400L)- Electricity to front and rear deck- Established gardens, perfect for privacy

Construction Information:- Flooring: Timber bearers and joists- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows + double glazed windows in studio space and double glazed sliding door from living room.

Giralang is a family-friendly suburb in Canberra's north, known for its leafy streets and strong community vibe. The area features several parks and playgrounds, ideal for families. Residents enjoy easy access to local schools and nearby shopping centres like Belconnen Town Centre and Gungahlin Marketplace. With convenient public transport links and a peaceful atmosphere, Giralang offers a balanced and fulfilling lifestyle.

Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a viewing outside of these times please email us on: jesssmith@stonerealestate.com.au

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