

# 54 Chuculba Crescent, Giralang, ACT, 2617



## House For Sale

Wednesday, 20 November 2024

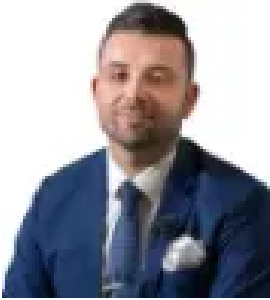
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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Kostya Logvinov  
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## Renovated Family home with Multi-Purpose area

- + Renovated 4 bedroom single level home with additional multi-purpose area
- + New AC5 Waterproof 12mm Laminate Flooring throughout
- + Freshly painted
- + New LED downlights (adjustable colour with a switch)
- + New blinds
- + New (2x) electric split system heating and cooling
- + Renovated kitchen with quality appliances, gas stove top, updated joinery, updated tapware, tiled splash back, and neutral colour scheme
- + Renovated main bathroom with new floor-to-ceiling tiling, new vanity, new tapware, and separate bath
- + Updated laundry with updated tiling, lots of bench space, and external access
- + Renovated ensuite with new floor-to-ceiling tiling, new toilet, new tapware, new shower, new vanity, new
- + Light and bright, full of sunlight and a tasteful neutral colour scheme
- + Separate lounge, formal dining room that could be converted to a study, and family room
- + Large pergola that overlooks the low-maintenance garden
- + North-facing orientation

### Self-contained multi-purpose area

- + Three large rooms and open plan area, total size: 55.15m<sup>2</sup>
- + Kitchenette (approved)
- + Bathroom (approved)
- + Separate electricity metre
- + Separate hot water system
- + AC5 Waterproof 12mm Laminate Flooring throughout
- + Gas bayonet

### Property Information:

- + Main house: 136.15m<sup>2</sup>
- + Multi-purpose area: 55.15m<sup>2</sup>
- + Pergola: 30m<sup>2</sup>
- + Carport: 36m<sup>2</sup>
- + Year built: 1975
- + Block size: 794m<sup>2</sup>
- + Orientation: North

### Walking distance:

- + Giralang Child Care
- + Giralang Primary School
- + The new Giralang shopping centre (due for completion shortly)
- + Giralang Soccer Grounds, Cricket Nets, AFL Ground
- + Giralang Wetlands and walking trails
- + Giralang Aquatic Centre
- + Belconnen Soccer Club

### What's nearby:

- + Kaleen Plaza including a Coles, Post Office, Butcher, Pharmacy, Bakery, ATM, Liquorland, TAB
- + Belconnen Mall, CISAC, Belconnen Lake
- + St Michaels Primary School, Kaleen Primary School, University of Canberra High School Kaleen, University of Canberra Senior Secondary College Lake Ginninderra
- + University of Canberra

+ Short drive to the Canberra CBD, and Gungahlin Town Centre