

## 4 Phoenix Pl, Giralang, ACT 2617

Leased - \$580

House 3  1 



### Warm and Cosy

This well presented home located in the sort after suburb of Giralang. Situated on a good size block the rear yard is fully fenced and provides plenty of open space.

The home is airy with plenty of natural light, floating timber floors make for easy cleaning. Three bedrooms with built ins and new carpet. There is a split system reverse-cycle air conditioning unit in the living room and a gas furnace for winter comfort.

The renovated kitchen has ample cupboard space, includes a dishwasher and overlooks the rear yard. Other features include a very generous sailed deck for all your entertaining

Be impressed by this three bedroom home with great street appeal, Close to schools, shops and public transport.

#### Features:

- \* 3 bedrooms with built-in cupboards
- \* New carpet
- \* Separate dining room
- \* Renovated kitchen with dishwasher
- \* Renovated bathroom with tiles to the ceiling
- \* Reverse-cycle split system air conditioner and gas furnace
- \* Very good condition throughout

EER NA

#### Disclaimer:

EER: Unless an EER is stated, there is no current EER available

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#### Listed By

Ian McCubbin

Phone: (02) 6241 1922

Mobile: 0408 627 337

