



## FOR SALE

### 4 BEDROOM HOME + SELF CONTAINED FLAT!

**\*\* Buyer Interest From \$1.18m \*\***

Nestled amongst the hills of Giralang, and overlooking Palmerville Heritage Park, this remarkable property combines timeless charm with contemporary features, offering a haven for luxurious living.

#### Main Home Upstairs:

Entering through the generous foyer, through to the spacious split-level living and dining area where you are greeted with spectacular balcony views of Belconnen, Black Mountain and the majestic Brindabellas. The room is further enhanced by the warmth of timber floorboards and attractive exposed beams gracing the ceiling.

The kitchen has been thoughtfully renovated to include plenty of storage, and is also finished with a breakfast bar, stone benches, large freestanding electric oven, integrated dishwasher, and a plumbed fridge cavity.

There is ducted heating throughout the home (including the garage!) to protect against the Canberra winters, while a split system air conditioning unit in the upstairs living area provides cooling through the warmer months. Both bathroom and ensuite have been updated adding to the overall appeal of this unique home, and all bedrooms have new carpet and are fitted with built-in robes, offering ample storage space.

#### Downstairs:

The lower level offers a triple garage with additional workshop space, plus separate store (with old fashioned wine press!), ideal for car enthusiasts or tradesmen running a business from home.

A self-contained one-bedroom flat (unapproved) with its own kitchen, bathroom, and a spacious living area is a versatile addition, with its private entry offering flexibility for extended family or rental income. You'll also find the separate office/study with its own separate entry making it perfect for a home-based business or remote work.

This impressive property has it all - from breathtaking views, to the flexible floorplan - all in a popular and sought after location.

### 4 BED | 2 BATH | 3 CAR

#### PRICE:

Auction Today @ 3pm

#### OPEN FOR INSPECTION:

N/A

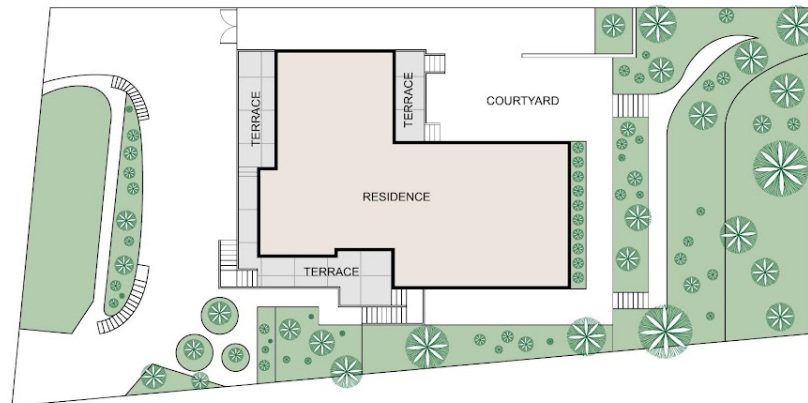
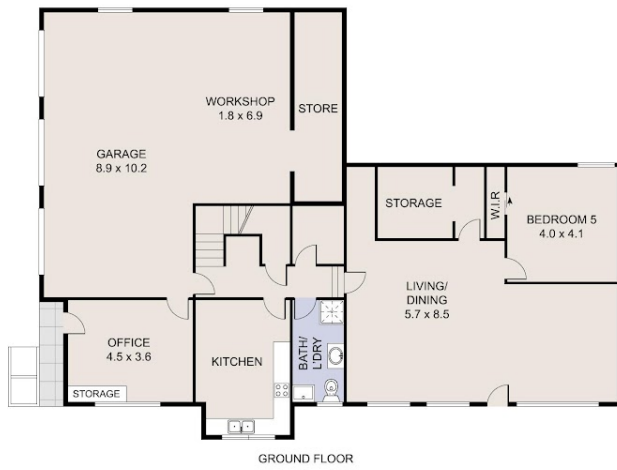


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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.