



38 Smalley Circuit Giralang, ACT

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### ?THE DOOR IS OPEN, WELCOME HOME?

A WORD FROM OUR SELLERS;

"Welcome to our cherished home, a haven of comfort and joy bathed in abundant natural light. Recently renovated with new flooring throughout, it combines modern conveniences with timeless elegance. The layout features a separate parents' retreat at the front, offering a sanctuary of peace and privacy. One of our favourite features in the ensuite is the heated towel rail, it's been a necessity for warding off the Canberra winter chill! Our low-maintenance backyard is perfect for relaxing or hosting barbecues, effortlessly extending our living space outdoors.

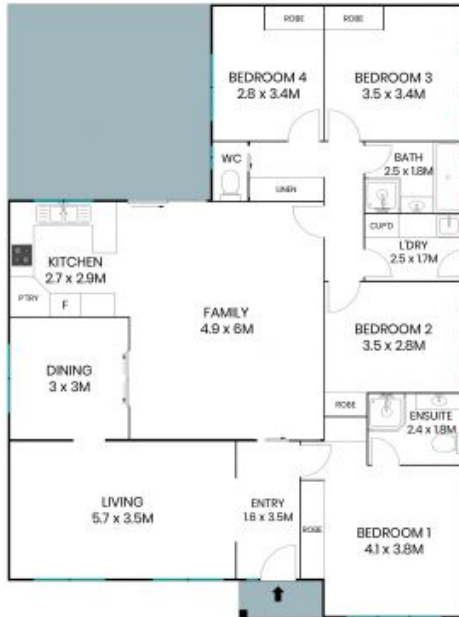
Price:

By Negotiation



**Kris Hellier**

0413 799 700



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.