

1/11-15 Troughton Street, Banks, ACT 2906



Townhouse For Sale

Tuesday, 14 May 2024

1/11-15 Troughton Street, Banks, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 106 m²

Type: Townhouse



Greg Regan
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Offers over \$640,000

Affordable with plenty of street appeal, this well presented 3 bedroom townhouse has street frontage and is situated opposite reserve in a small complex conveniently close to schools and Lanyon shopping centre with quick access to the Tuggeranong Town Centre. The new owners will enjoy excellent condition and generous room sizes in a home that offers comfortable easy care living. The covered front patio leads through the entry to the separate living room at the front of the property while north sun fills the large family room and updated kitchen which open to the well established private rear courtyard, perfect for relaxed outdoor living. The three bedrooms are set apart from the living areas each with BIRs and all double size. Year round living comfort is assured with gas heating and additional split system reverse cycle airconditioning. Street frontage is complemented by attractive landscaped grounds with the property set back from the street. The separate laundry leads into a large single attached garage, with an additional carport and good off street parking which is unusual in a townhouse. Solar panels are fitted which will help to offset the new owner's electricity bill. It's an excellent property that is ready to move into and will make an excellent home. Good properties in this price bracket usually sell quickly and we recommend your early inspection. Features -# 3 double bedrooms, all with BIRs# separate living room# large north facing family room # updated kitchen with granite benchtop, overhead cupboards and dishwasher# gas heating and split system air conditioning# private landscaped courtyard # attached garage with internal access# additional carport and off street parking# street frontage with well established front yardDetail -# living area 106m²# attached garage 24m²# general rates \$433 qtr# strata levy \$881 qtr (includes building insurance and water usage)# rental estimate \$550-570 per weekIf you are considering making an offer PLEASE NOTE -We ask that offers be submitted by Tuesday 12 noon after the weekend inspections. The owner might be considering other offers at the same time - to give yourself the best chance of securing the property we ask that you submit the highest figure that you are prepared to pay for the property. Offers are made in confidence and won't be disclosed to another interested party. The owner has instructed that when an offer has been accepted the property will not be further promoted or made available to other prospective buyers for up to 14 days pending unconditional exchange of contracts.