

# 12/35 Brockway Circuit, Banks, ACT, 2906

## Sold Townhouse

Friday, 20 January 2023



THE  
PROPERTY  
COLLECTIVE

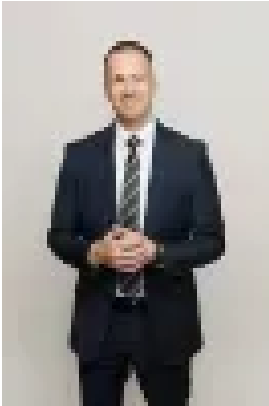
12/35 Brockway Circuit, Banks, ACT, 2906

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



Sean Hegan  
0431158330

## Immaculate 4-bedroom townhouse in a tightly held complex

Welcome to 12/35 Brockway circuit, Banks. A versatile floor plan allows this property to suit many buying groups. First home buyer's, downsizers, investors will all appreciate the property is walk-in-ready. The current owner has taken great care in maintaining the property internally & externally, allowing you to just pack your bags & move on in.

The home contains 4 well-proportioned bedrooms, the master including an ensuite. There are separate living areas, the kitchen & family room are combined & flow effortlessly out the covered outdoor entertaining area. The gardens are meticulously groomed, private & low maintenance. An abundance of car parking storage accompanies the home, a double garage plus multiple extra spaces are a rarity in this type of complex.

It really is a must see. Please contact Sean Hegan for additional information or to organise a private inspection.

### The Perks :

- 4-bedrooms
- 2 bathrooms
- Double garage (internal access)
- Ducted gas heating
- Ducted Evaporative cooling
- Gas cooktop
- Electric oven
- Dishwasher
- Multiple living areas
- Built-in-robos

### The Numbers :

- House size: 126m<sup>2</sup>
- Rates: \$2,590 p.a.
- Body corp: \$660 p.q.
- EER: 5.5 stars

### Explaining the private treaty process:

- To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.