

# 12 Osborn Place, Banks, ACT 2906

LUTON

## House For Sale

Thursday, 16 May 2024

12 Osborn Place, Banks, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 703 m2

Type: House



Tim and Justine Burke  
0261780200



Julia Atkinson  
0261780200

**\$795,000+**

Located in a quiet cul-de-sac backing reserve, this well presented, superb family home is not to be missed for its location or inclusions. The practical layout of the home offers separate living areas, with a combined lounge and dining room at the front, and a family/meals area off the renovated kitchen. This area flows out to covered rear entertaining deck with its peaceful views of Mt Tennent and the reserve behind, which is surrounded by established and easy-care gardens. Accommodation includes three bedrooms, with the spacious main bedroom featuring a modern ensuite whilst the main renovated bathroom services the other two bedrooms. Ducted gas heating and two reverse cycle units ensure year-round comfort. Ready for immediate enjoyment, in a truly peaceful position, this property should be at the very top of your list to inspect. Features include:- Quiet cul-de-sac location backing reserve- Separate living areas- Renovated kitchen with dishwasher, gas stove and electric oven- Three bedrooms, all with built-in wardrobes- Renovated bathroom and ensuite- Ducted gas heating and 2 x reverse cycle split systems- Covered entertaining deck at the rear- Spacious backyard, with well landscaped gardens- Double metal garage with brick façade- Walking distance to the local shops and nature trails- Rental appraisal of \$600 to \$650 per week EER: 4.5 Land Size: 703m<sup>2</sup> Living Size: 121m<sup>2</sup> (approx.) Land Rates: \$2,548 p.a (approx.) Land Value: \$425,000 (approx.)