

17 Pockett Avenue, Banks, ACT 2906



House For Sale

Wednesday, 3 April 2024

17 Pockett Avenue, Banks, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 654 m2

Type: House



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\$699,000+

Explore the comforts of this charming three-bedroom family-friendly home nestled in Banks tightly held entry level marketplace. Ideal for families, first home buyers, investors or downsizers, it boasts proximity to close schools and shopping options, ensuring convenience and lifestyle. The open plan living area seamlessly integrates to the kitchen and outdoor entertaining area, adding versatility to the space. Bedroom accommodation consists of generous sized rooms, most with built-in robes, serviced by the family bathroom with separate WC. Completing the package - a charming and functional rear yard for the kids to play and learn, with space for you and your family to continue to grow and expand into this expansive family orientated property. Primed for a relaxed lifestyle, it's an easy drive to the local primary school, Point Hut Pond, Point Hut Pond District Park and dog exercise area, variety of walking tracks, and Lanyon Marketplace - for all your shopping and dining needs.* 3 bedroom family home* Built-in robes to two bedrooms* Open plan lounge and dining area* Kitchen with stainless steel appliances, plumbed fridge option and generous storage* Bathroom with bath* Separate WC* Laundry, renovated with generous storage* Recently repainted* Gas ducted heating * Evaporative cooling* Ceiling fans to all bedrooms and living area* Instant gas hot water * Entertaining area with pergola* Established gardens with garden shed storage* Generous oversized garage with R/C heating and air-conditioning unit* Additional off street parking options Built: 1992 Living Size: 111sqm (approx.) Land Size: 654sqm (approx.) EER: 5 stars Rates: \$2,289pa (approx.) Land Tax: \$3,535pa (approx. if rented out) UCV: \$374,000 (2023) Whilst all care has been taken to ensure accuracy in the preparation of the particulars herein, no warranty can be given, and interested parties must rely on their own enquiries. This business is independently owned and operated by Belle Property Canberra. ABN 95 611 730 806 trading as Belle Property Canberra.