

19 Kettlewell Crescent, Banks, ACT 2906



House For Sale

Thursday, 28 March 2024

19 Kettlewell Crescent, Banks, ACT 2906

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 889 m2

Type: House



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\$1,180,000+

If you've ever dreamt of living in a neighbourhood surrounded by wonderful amenities, here's your chance to upgrade your large, busy or growing family's lifestyle and enjoy the tranquility and never-ending space this incredible home offers. With an intuitive floorplan ensuring everyone's needs are catered to, 19 Kettlewell boasts an array of living zones including a spacious front lounge, upstairs rumpus, home office (potential 5th bedroom), and open-plan family/meal zones to the rear serviced by a modern island-bench kitchen with a large pantry, dishwasher, and stainless steel cooking appliances where meal preparation becomes a convenient and enjoyable experience. Four large bedrooms offer your growing family abundant comfort and privacy, including a master suite that is supported by an ensuite and walk-in robe, and a sparkling full bathroom complete with a spa bath invites you to relax and unwind in ultimate comfort and luxury. A front balcony or relaxing expansive covered outdoor entertaining space, provide a bird's eye view over the backyard or over the Valley, with additional features including a ducted reverse cycle system, an expansive auto garage with ample storage/workshop space, a large laundry, lots of storage, multiple gravel hardstands, and double gate side access to the backyard. With an elevated aspect and set amongst other quality homes, this home is just a stone's throw from local schools, childcare, shops, hiking trails, and public transport. EER 4.0

Why this home is solely for you:

- * Family home in an enviable location that resonates with convenience and close to nature reserve, perfect for early morning walks or mountain bike rides
- * Designed to accommodate the needs of a modern family life with its thoughtful layout, practical amenities and generous storage
- * Set on a 889sqm block
- * Offers ample opportunities for the entire family to unwind collectively or enjoy individual pursuits in three distinct living areas: an expansive front lounge/dining room, a central family/meals area, and a rumpus room
- * The rumpus room extends to a balcony boasting beautiful views, offering the perfect setting for unwinding with a drink of choice in hand after a long day
- * A culinary haven awaits in the kitchen, where the inviting island bench doubles as a breakfast bar, fostering warm conversations and easy meal transitions and is enhanced by a Tuscan oven, a gas cooktop, and a dependable Westinghouse dishwasher
- * Sleeping and bathing arrangements comprise of four generously sized bedrooms with storage, a study/fifth bedroom, and two bathrooms featuring half tiled walls, a shower and single basin vanity each, with the main bathroom additionally featuring a luxurious corner spa bath and separate toilet
- * The laundry offers ample bench space, storage options, and external access, ensuring practicality and convenience for everyday use
- * For comprehensive climate control and year-round comfort, the house features a ducted reverse cycle system and a reliable Bosch continuous flow gas hot water system ensures consistent hot water supply
- * The expansive covered outdoor entertaining space, with peak roofed pergola, harmoniously integrates indoor and outdoor living, fostering a serene atmosphere for leisure and social gatherings
- * Beyond the backyard presents a versatile space, ripe for personalisation and creative landscaping endeavours
- * Enjoy the ease of double gate side access to the backyard, providing seamless entry for vehicles, trailers, or outdoor equipment
- * The water tank in the backyard collects and stores rainwater which can be used for various purposes such as watering your garden or washing your car
- * An expansive garage, is equipped with automatic roller doors, convenient internal access, and supplementary storage/workshop space to enhance organisation
- * An extra downstairs multi-purpose room adjacent to the garage is outfitted with electricity and plumbing and offers endless possibilities for customisation, such as an additional living area, a teenagers retreat, home office or self-contained flat, making it a valuable asset in the adaptability of the home
- * Ample off-street parking is available, thanks to the wide driveway and the front and side gravel hardstands that can accommodate multiple vehicles with ease

Nestled toward the top of a serene crescent, this property finds itself in an established neighbourhood surrounded by other quality homes, and is conveniently located a short 5-minute drive to the Lanyon Shopping Village, schools, food outlets and more

House size: Residence - 253.75m² (excluding stairs); Original garage - 46.55m²; Original storage - 19.29m²