

# 2/1 Youl Court, Banks, ACT 2906

## House For Sale

Wednesday, 12 June 2024



2/1 Youl Court, Banks, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 395 m2

Type: House



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**\$689,000+**

In 2018, after years of renting and residing in Canberra's North, the homeowners stumbled upon a delightful three-bedroom house in Banks. This unexpected find in the peaceful, leafy Southside suburb quickly became their ideal first home. It was the perfect place to build their family, offering a safe and nurturing environment for their children and furry companion. From the outset, it was clear that this house was more than just a structure, it was a home where their family could grow and create cherished memories. The birth of their second child in 2022 brought an extra layer of joy and activity, filling the home with even more laughter, love and belongings. The homeowners quickly fell in love with the open plan concept, as this design allowed them to stay connected, whether cooking in the kitchen, dining together, or relaxing in the living room. The ability to watch their children play while preparing meals or unwinding after a busy day was a cherished aspect of their day-to-day life. The kitchen, with its stainless-steel appliances, a freestanding oven with a four-burner gas cooktop, and ample bench space backed by a pony wall, became a hub of activity and homecooked aromas. Beautiful bamboo flooring underfoot added a touch of elegance and low-maintenance practicality throughout, while large light-filled windows, fit with horizontal blinds, provided privacy and bathed the interior in natural light. The single-car, drive-through garage offered secure parking and additional storage space, with direct access to the enclosed backyard. Complete with established, low-maintenance gardens, multiple storage sheds, recently replaced Colorbond fencing, and a paved seating space, the backyard became a haven for outdoor activities - the perfect spot for relaxation, where their children and pet pup could play freely. Located on a sizeable dual occupancy block, both the water and house insurance costs are divided accordingly with their lovely next door neighbour, at 1/1 Youl Court. This first home holds a special place in their hearts, filled with countless memories that will be treasured forever. The homeowners reminisce on the easy access to 4WD tracks in the Brindabellas and the joy of taking their children for a swim at Point Hut Crossing, or walking to the local shops with their daughter and stopping by the little community library stop to select a new book to read that night. However, as their family has grown, so has their need for more space. So, with bittersweet hearts, the homeowners prepare to pass their beloved home onto the next family. Brimming with warmth and potential, this functional family abode awaits its next owners to create their own cherished memories and continue to fill its walls with love and laughter as they write the next chapter of their story. More Details:- Master bedroom ft. doorless, built-in wardrobe & Daikin reverse cycle split system- Additional two bedrooms, one ft. doorless, built-in wardrobe and one ft. temporary wardrobe - Open plan living, dining & kitchen ft. sliding door access to backyard- Wrap around kitchen ft. double stainless-steel sink, freestanding Emilia electric oven & four burner gas cooktop, Bosch dishwasher & ample benchspace- Mitsubishi reverse cycle split system to living space - Bamboo flooring throughout- Single-glazed windows throughout ft. horizontal blinds- External awnings to façade & rear windows- Bathroom ft. built-in bathtub, separate shower & vanity with the toilet located separate from the bathroom- Gas hot water- Laundry ft. external access- Large linen cupboard in hallway - Drive through, single car, lock up garage ft. roller doors- Additional, undercover (sun shade sail) on-site parking in front of garage- Secure backyard ft. established, low-maintenance gardens, two garden sheds & recently replaced Colorbond fencing with a paved seating space- Recently re-landscaped, low-maintenance front garden- Within walking distance of public transport, Littler Place Playground, Banks Neighbourhood Oval & local shops inc. Supaexpress- Short commute to local shops inc. Woolworths Conder & ALDI, renowned schools inc. Conder Early Childhood & Primary Schools, Point Hut Pond & Lanyon Vikings- Year Built: 1994- EER: 3 stars- Approx. Block Size: 395 sqm (Dual Occupancy Block with No Strata)- Approx. Living Size: 95 sqm- Approx. Garage Size: 22 sqm- Approx. Council Rates: \$646 per quarter- Approx. Rental Return: \$600 per week\*The water is separately metered for both residences, 1/1 Youl Court and 2/1 Youl Court, although it is currently invoiced between them both.