

# 23 Perrin Circuit, Banks, ACT 2906

MY MORRIS

## House For Sale

Saturday, 2 December 2023

23 Perrin Circuit, Banks, ACT 2906

Bedrooms: 3

Bathrooms: 2

Area: 718 m2

Type: House



Sandy Morris  
0420380895

**\$800,000+**

My new owners will love:- My ducted heating and cooling- My split level design creating a wonderful feeling of space- My renovated kitchen with 900mm gas cooktop and breakfast bar- My oversized and insulated converted garage - My beautifully landscaped gardens This entry level three-bedroom ensuite home has been lovingly cared for and is a delight to inspect. As you enter the home past the beautifully landscaped front garden with seasonal lawn & feature rock wall you know that no effort has been spared in presenting the home. Walking into the split-level lounge and dining room you instantly feel at home. With high ceilings and floor to ceiling glass the room is bright and inviting with a feeling of space throughout. Flowing through from the dining area the renovated kitchen is a delight with the 900mm gas cooktop, ample bench and storage space, and breakfast bar overlooking the family room. The main bedroom is spacious in size with built-in robe and a spacious ensuite with rain shower head. The secondary bedrooms are also generous in size with built-in robes, and ceiling fans. The functional main bathroom has a separate bath, shower and tastic unit. Comfort through the coming hot summer months is ensured with the ducted evaporative cooling and there is ducted gas heating for the cold Canberra winter. Through sliding glass doors in the family room you can entertain under the covered outdoor area capable of holding the largest of family gatherings. The garage has been converted into an outdoor rumpus room with insulated and lined walls, split system unit for comfort, and wall mounted tv for entertaining. This room would be perfect for those that run a business from home or if you just need more space! The rear garden is well established with hedges to surrounds, a raised vegetable garden and garden shed, and colorbond fencing to two sides. Located just a short stroll to the nearby Conder early childcare centre, Charles Conder Primary, Lanyon High School and a short drive to the Lanyon shopping centre it is rare to find an opportunity like this. My Specifics: Rental estimate: \$620 - \$630 p/w (approx.) Living size: 134.60m<sup>2</sup> (approx.) Converted Garage/Studio: 43.80m<sup>2</sup> (approx.) Year built: 1992 (approx.) EER: 4 stars UV: \$416 000 (2022) Disclaimer My Morris make all efforts to provide correct information on this listing. We cannot accept responsibility and disclaim all liabilities in regards to any errors contained in this advertisement. All parties must inspect and rely on their own investigations to validate the information provided.