

# 23 Thomas Hart Street, Banks, ACT 2906



## House For Sale

Thursday, 13 June 2024

23 Thomas Hart Street, Banks, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 390 m2**

**Type: House**



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**\$739,000+**

Are you looking to purchase your first home, your next investment, or downsize to a single level? This charming home could be the perfect fit for you. With its easy-care living and well-maintained, modern décor, it offers a comfortable and stylish lifestyle. This home features three spacious bedrooms, two of which include built-in robes. The large bathroom, with a separate toilet, adds to the convenience. The living space is designed in an L-shape, combining the living, dining, and family areas for a versatile and functional layout. The generous U-shaped kitchen off the dining area provides ample storage, a neutral décor, and fitted lighting. The manicured gardens are designed for low maintenance and are bathed in afternoon sun, making them perfect for relaxation. The undercover entertaining area is ideal for hosting gatherings year-round. Additionally, the property offers optional car accommodation, making it suitable for a camper van or trailer.\*

Three spacious bedrooms, with built-in robes in two\* Neat kitchen with pantry and ample bench space\* Ducted reverse cycle heating and cooling\* Functional bathroom with separate toilet, decorated in neutral tones\* Low-maintenance rear garden, perfect for children and pets\* Large covered entertaining area

Living size: 95 sqm approx  
Block size: 390sqm  
Built: 1992  
EER: 3.0  
Rates: \$2,291pa (approx.)  
Land Tax: \$3,357pa (approx.)  
UCV: \$359,000 (2023)

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