

# 3/3 Peron Place, Banks, ACT 2906

## Sold Townhouse

Monday, 23 October 2023



3/3 Peron Place, Banks, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 91 m2**

**Type: Townhouse**



Lisa Silberberg

0416227666

**\$610,000**

Price guide \$599,000+ \*\* Price displayed is to be used as a guide for auction. If not sold prior, this property will be sold at Auction on Saturday 11 November 2023 at 10AM on site. On a peaceful street at the fringe of Banks is this 3-bedroom single-level townhome in the Lanyon Gardens complex. Backing a reserve, the property boasts cheerful surroundings with a fully landscaped, front courtyard with established lawns, and a second private courtyard to the back, complete with a Merbau deck and Colorbond fencing. At the end of each day, you are welcomed home to plenty of natural light, earthy colour tones, and a clever floor plan offering multiple living spaces and separate bedrooms. The central hub of the home is the kitchen, with its mirror glass splash back, stainless steel appliances, soft close drawers, and an electric oven and induction cooktop, it is certain to inspire the family's chef. It overlooks a separate family room commanding a view of the front garden, perfectly positioned for entertaining. A separate meals area and formal living room have more than enough space for a lounge suite and dining table. This flows through to the rear courtyard with a fabulous deck, perfect for serving dinner outside or entertaining friends. The recently renovated bathroom includes a full bath, floating vanity, face-level cabinets with power, rain shower head, quality tapware, and floor-to-ceiling tiling. All 3 bedrooms are a great size (2 have built-in robes) with the master segregated. Reverse cycle air conditioning, an alarm system, and a single lockup garage with extra car space add to the benefits of this comfortable, easy-care home in a lovely and peaceful setting. Short drive to local shops and schools, and easy access to Southpoint Tuggeranong, the Monaro Highway and public transport. To arrange a time to view 3/3 Peron Place, Banks, simply reach out to Lisa Silberberg on 0416227666. The Perks: • Single level in a quiet complex • Street frontage allowing simple street parking and access for guests • Landscaped front and rear courtyard • Discrete utilities and washing space • Rear courtyard with entertaining deck • Updated kitchen and bathroom • Double-glazed window and door • Skylights throughout • Separate family room • Formal living room + dining • Master bedroom with mirrored built-in robe and ceiling fan • 2 additional bedrooms, 1 with a built-in robe • Keyless door entry • Separate toilet • Updated European laundry • Alarm system • Reverse cycle heating and cooling • Solar hot water • Colorbond fencing • Single garage plus extra car space • Short drive to local schools and shops • Easy access to Southpoint Tuggeranong and main arterial roads The Numbers: • House: 91m<sup>2</sup> • Garage: 24m<sup>2</sup> • Body Corp: \$621 quarter (approx) • EER: 6.0 • Year of construction: 1993 • Rates: \$582 quarter (approx) • Land Tax: \$760 quarter, if rented (approx)