

3 Hill Place, Banks, ACT 2906



Sold House

Friday, 29 September 2023

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Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 510 m2

Type: House

\$610,000

Discover the serenity of this delightful two-bedroom courtyard home, nestled in a tranquil cul-de-sac just moments away from lush parkland. This quaint residence has been thoughtfully updated with new carpet and fresh paint throughout, providing a welcoming and move-in-ready space for you to call home. As you step inside, you'll be greeted by the warm and inviting ambiance of timber-look laminate flooring, complemented by quality window furnishings that add to its overall charm. This home offers a harmonious blend of comfort and convenience, making it perfect for families or downsizers alike. One of the standout features is the covered rear terrace and large leafy backyard. It's an ideal space for young families or those who enjoy outdoor activities. Children can play safely in the spacious backyard, and there's even a garden shed for storing tools and equipment. Plus, a cat enclosure provides a secure space for your feline friends to enjoy the fresh air. This lovely home is sure to appeal to those seeking a peaceful and convenient lifestyle. Don't miss the opportunity to make it yours to enjoy! Features include:

- Lovely north facing home on courtyard sized block
- Located near parkland in a quiet cul-de-sac
- New carpet and fresh paint throughout
- Timber-look laminate flooring and quality window furnishings
- Generous bedrooms, both with built-in wardrobes
- Sunny open plan living opens to covered outdoor entertaining area
- Spacious kitchen and meals includes breakfast bar and free-standing gas cooktop and oven
- Family bathroom features shower, bath-tub and separate toilet
- Reverse cycle heating and cooling plus ceiling fans
- Wall and ceiling insulation
- External awnings on front windows
- Second covered pergola at rear overlooking the secure garden
- Garden shed
- Cat enclosure
- Single garage with remote access plus adjoining single carport
- Additional off-street parking
- Vehicle access to the backyard

Outgoings and property information (approx): Living: 83.69sqm Garage: 19.8sqm Rates: \$2,686.21pa Land tax (if rented): \$4,298.60pa Expected rent: \$520 - 540 per week Year built: 1992 EER: 4.0 Disclaimer: All information regarding this property is from sources we believe to be accurate, however, we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.