

3 Reader Court, Banks, ACT 2906

Sold House

Tuesday, 19 September 2023



3 Reader Court, Banks, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 552 m2

Type: House

\$735,000

Discover the perfect blend of style and convenience in this fully renovated 3-bedroom home, designed for effortless single-level living with everything at your doorstep. Nestled in the picturesque suburb of Banks, this residence caters to both downsizers and first-time homebuyers alike. As you step inside, you'll immediately appreciate the care and attention to detail that went into every aspect of this home. With a north westerly aspect, sunlight streams through illuminating the tastefully designed living spaces and bedrooms throughout all seasons. With separate indoor and outdoor living areas, a renovated kitchen, laundry and bathroom, every inch of this home exudes charm and functionality. Boasting an outstanding 4.5 Star energy efficiency rating, as well as modern amenities, including a 20-panel 5.8kw solar power system plus ducted reverse cycle heating and cooling for year-round comfort. The backyard is enclosed with Colorbond fencing, making this space a safe and secure area for children and pets. The yard boasts level lawns, easy-care gardens, and plenty of scope for your very own garden creation. The kids will be the envy of all their friends, with the colourfully designed children's playset, their own little fortress to protect. Convenience is at the forefront here, with ample off-street parking and a double covered carport. There is also additional lockable storage, a garden shed as well as plenty of space to park the caravan, trailer or boat. Located moments away from Lanyon Valley Marketplace, playgrounds, parks, and local schools within walking distance, this home offers the ideal setting for young families. Whether you're downsizing, embarking on your homeownership journey, or expanding your investment portfolio, this impeccably maintained residence has something for everyone and is surrounded by warm, welcoming, and friendly neighbours. It's time to make your next move to 3 Reader Court, Banks. The Lifestyle: • Walking distance to Banks shops • Banks neighbourhood oval • Beau & Jessie Park • Short commute to Lanyon Valley Marketplace • Multiple schooling options • South Point Shopping Centre • Easy access to Drakeford Drive and Tuggeranong Parkway • Lake Tuggeranong, walking and bike trails, parks and playgrounds The Perks: • 3-bedroom | 1 bathroom | 2 car space • Single level design, low maintenance & convenient lifestyle • Spacious & sunlit living areas with northerly aspect • Engineered hardwood timber floors throughout with quality carpet to bedrooms • L.E.D lights throughout for brighter lighter living • Quality night & day roller blinds to all windows • Spacious renovated kitchen + Ariston & Fisher & Paykel stainless steel appliances • 4 x burner gas cooktop, rangehood, dishwasher & oven • Renovated bathroom with modern fixtures & fittings • Bathroom featuring niche shelve, bath in shower combo • Bedrooms complete with built in robes • Separate toilet plus renovated laundry with rear yard access • Ducted reverse cycle heating & cooling throughout • Private courtyard / sun deck with shade sail, privacy screening • 2 x external automatic wire guide awnings for additional privacy + UV protection • 2 x Eufy wireless security cameras to front and back • Rear yard is enclosed making this space child & pet friendly • Double carport with ample off street parking + lockable storage/shed • Corner block position with level lawns, established gardens • Convenient location close by shops, schools & public transport The Numbers: • Total internal living: 90m² • Block: 552m² approx. • Land Value: \$426,000 (2023) • Rates: \$638 p.q approx. • Land Tax: \$994 p.q (Investors only) • Rental Estimate: \$575 - \$595 per week (Investors only) • Build: 1993 • EER: 4.5 Stars Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.