

# 31 House Circuit, Banks, ACT 2906

## House For Sale

Wednesday, 12 June 2024

31 House Circuit, Banks, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 467 m2

Type: House



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**\$675,000+**

Welcome to 31 House Circuit, a move-in ready home perfect for a young family. Offering fresh, modern interiors and equally impressive exteriors, this home is certain to delight and surprise. With three bedrooms, updated living spaces and a level backyard adorned with veggie beds, fruit trees and plenty of space for the kids, you will simply fall in love with your new home. Freshly painted, the home enjoys a neat, modern decor with timeless finishes and a neutral colour palette. The updated kitchen provides ample storage with manufactured stone bench tops and quality Bosch appliances including a gas cooktop and dishwasher. The kitchen overlooks the adjoining family area and there is a separate lounge room for your convenience with a wall of built in shelving that is both stylish and practical. Tiled flooring flows through the home, including in each of the three bedrooms, two of which include built in robes. This creates a hard-wearing surface that is easy to clean and both pet and allergy friendly. Storage is plentiful, the laundry is updated, and the family bathroom is truly luxurious, with floor to ceiling tiles and an oversized shower. The home is carefully positioned on the block to take advantage of the North-facing backyard. As a result, the kitchen, family room, bathroom and third bedroom are sun soaked and full of natural light, sure to brighten your day and keep you naturally toasty warm during the cooler months. The home also enjoys the addition of ducted gas heating and ducted air conditioning for year-round comfort with the added bonus of a 4.44kw solar system to assist with rising energy costs. Outside, the generous yard has been landscaped to be both productive and enjoyable with a large paved entertaining area and pergola that overlooks the level lawn space. There are a variety of raised veggie beds, established fruit trees and a chook pen ideal for those seeking to be self-sufficient, plus plenty to keep the kids entertained with a cubby house and even a sandpit. The home can be found in a family friendly neighbourhood, close to the local oval, schools and Lanyon Marketplace. There are public transport links available, and it is a direct route into Tuggeranong and the City.

- Freshly painted, modern three-bedroom home
- Updated kitchen with quality Bosch appliances
- Luxurious bathroom and updated laundry
- Ducted gas heating, ducted A/C, solar system
- Large entertaining area, kids' sandpit and cubby
- Raised veggie beds, fruit trees, chook pen
- Single carport, additional off-street parking
- Friendly neighbourhood, close to schools & shops

The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.