

35 McLuckie Crescent, Banks, ACT 2906



Sold House

Monday, 14 August 2023

35 McLuckie Crescent, Banks, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 964 m²

Type: House

\$780,000

An exceptional opportunity awaits first home buyers and investors alike. This meticulously crafted turn-key residence offers a perfect blend of style and functionality, providing an ideal living space that is ready to be enjoyed. Upon entering, the attention to detail becomes immediately apparent as you step into the gallery-like hallway and the brightly illuminated, impeccably presented living area. The spacious lounge and tastefully renovated entertainers' kitchen effortlessly exude a sense of space and distinctive style, making you feel right at home from the moment you arrive. The galley-style kitchen showcases shaker cabinetry, stone benchtops, a gas burner cooktop, electric oven, dishwasher, and ample bench space, ensuring that cooking and entertaining become a true pleasure. This kitchen will undoubtedly impress the aspiring chef and serve as a hands-on hub for all your culinary desires. Enhanced by sleek materials and contemporary lines, the newly renovated bathroom boasts a free-standing bathtub and an open shower, evoking a chic and inviting atmosphere reminiscent of a private day spa. The separate toilet conveniently allows for dual use of the space. The sunroom at the rear seamlessly connects to the main living area, serving as a versatile extension of the home. Complete with a laundry and access to the backyard pergola, this sunroom adds a touch of elegance to the living space. The backyard features level lawns, fire pit and meticulously landscaped, low-maintenance gardens, all fully fenced to ensure a safe environment for children and pets. Situated on an expansive block, this property offers an abundance of space for you to extend and transform your living environment. With ample room to expand, the possibilities are endless. Additionally, the property comes with the added advantage of approved development plans for a garage. Say goodbye to parking woes and embrace the convenience and security of a designated space for your vehicles. Nestled in a tranquil looped street within the established suburb of Banks, this property offers a family-friendly locale with excellent proximity to schools, public transport, and the Lanyon Market Place. Don't miss out on this outstanding first home or investment opportunity – act swiftly!

The Perks:

- Excellent opportunity for first home buyers, downsizers, or investors
- Fully renovated single-level 3-bedroom home on a spacious, low-maintenance block
- Surrounded by picturesque views of Tuggeranong Hill Nature Reserve and Brindabella Range
- Located in a quiet, secluded, and peaceful looped street
- Practical floor plan with multiple living areas
- Galley-style kitchen with stone benchtops and shaker cabinetry
- Ample bench space, gas cooktop, electric oven, and dishwasher
- Ducted gas heating and evaporative cooling throughout
- Renovated bathroom with bathtub, shower, and separate toilet
- Approved sunroom providing additional living space
- Timber laminate flooring throughout, with quality carpets in bedrooms
- Quality window treatments included
- Modern LED downlights in bedrooms and living areas
- Well-designed laundry with storage and basin, offering easy backyard access
- Rear pergola perfect for entertaining friends and family
- Spacious backyard, child and pet-friendly, with level lawns and low-maintenance gardens
- Double open car space with sail shade + ample off-street parking
- DA Approved plans for garage + design plans to extend the existing residence available on request

The Numbers:

- Internal living area: 120.41m²
- Block size: 964m²
- Land value: \$488,000 (2022)
- Rates: \$2,847 per annum
- Rental Estimate: \$630 - \$650 per week (approx.)
- Year of construction: 1992
- Energy Efficiency Rating (EER): 1 star

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.