

**49 Olive Pink Crescent, Banks, ACT 2906**



**Sold House**

Sunday, 13 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 806 m2**

**Type: House**



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**\$1,250,000**

Take family life to the next level with this spectacular residence in a remarkable bushland setting. This one of a kind property offers a lifestyle like no other, with exquisite views, architectural features and entertaining spaces galore. Set across four living spaces, four bedrooms, two bathrooms and tons of wow factor, this property will have the whole family falling in love. The surprises begin in the formal lounge, where 6 metre high ceilings create a sense of grandeur and enormous picture windows frame majestic views of the Brindabellas. From unforgettable parties, to cozy evenings with loved ones, this vast living space is a masterclass in comfort and elegance. The open plan family room and top-of-the-line kitchen create the second living space, boasting 40mm granite benchtops, quality Smeg appliances and custom cabinetry. The living space transitions seamlessly to two north-facing entertaining decks where you can bask in the sun entertaining friends and enjoying alfresco meals, or simply relaxing with a glass of wine while you watch the sun set after a busy day. A few steps down and you're in the kids' realm, complete with rumpus room, three double bedrooms, and family bathroom with stone benchtops, large spa bath, and premium fittings, including a soothing rain shower. Upstairs the unforgettable parent's retreat spans spacious living area, king sized bedroom and luxury ensuite. Escape the hustle and bustle of family life to enjoy a few quiet moments soaking up the captivating views in your own private sanctuary. Outside, lush, landscaped gardens and fruit trees frame the property with a low-maintenance design and built-in irrigation system ensuring you enjoy the view without the upkeep. The extraordinary location includes a heritage-listed gum tree, acres of surrounding farmland and Lanyon Homestead nearby ensuring you'll never be built out, preserving your home's unique edge. Quality local schools, scenic walking and bike trails at your doorstep, and easy access to Lanyon Marketplace, Tuggeranong Town Centre, and the Monaro Highway top off this welcoming community. Don't miss this incredible opportunity to call this exceptional property your own. Make your move today!

- One of a kind expansive four bedroom family home in spectacular location
- Unforgettable formal lounge with 6m ceilings and oversized picture windows
- North facing family room with elevated outdoor entertaining decks on two levels
- Quality kitchen with 40mm granite benchtops, Smeg gas cooktop, dishwasher and oven
- Parents retreat with generous bedroom, built-in robes, luxury ensuite and large living area
- Kids rumpus room and three more double bedrooms all with built-in robes
- Family bathroom with separate bath and rain shower
- Ducted gas heating, air conditioning and evaporative cooling for year-round comfort
- Lush landscaped garden beds, automated irrigation system, fruit trees, 2000 litre rainwater tank
- Walking and bike trails on your doorstep, close proximity to local schools and shops
- Double remote access garage with insulated wine cellar and storage space
- Living space: 251m<sup>2</sup>
- Block size: 805m<sup>2</sup>
- Garage: 47m<sup>2</sup>
- House built: 2004
- Rates: \$2862 per annum
- Land Tax: \$4186 per annum (if rented)
- EER: 3 Stars

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.