

# 6 Galbraith Close, Banks, ACT 2906



## Sold House

Monday, 14 August 2023

6 Galbraith Close, Banks, ACT 2906

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Area: 636 m2**

**Type: House**



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**\$1,040,000**

Some people retreat to a country farm or a beach house for much needed rest and relaxation. But why limit yourself to the weekend when you can enjoy the spoils of this lifestyle every day of the week. Brimming with all the fun in the sun of the paved in-ground pool and magnificent alfresco entertaining precinct, 6 Galbraith Close's internal combination of light-filled living and entertaining spaces, four bedrooms and two bathrooms also takes living to another level over an impressive 208sqm (approx.) of internal area. The smartly zoned floor plan offers almost all its living space on the one level, with a downstairs rumpus ideal as a kids retreat, private office space or media room. Formal and casual living rooms intersect across an entertainer's kitchen detailed by abundant Caesarstone bench space, a tiled splash-back, double door plumbed fridge space, quality stainless steel appliances and plenty of storage. Certain to impress the family with a wealth of spacious accommodation, there are four bedrooms, benefitting from built-in robes and plush carpet and serviced by a three-way family bathroom, including a powder room with additional vanity and separate toilet which allows people to shower, use the toilet and the vanity all separately. A privately positioned master retreat at the entrance is fitted with ensuite and walk-in robe. A sunny alfresco provides just the place to savour your morning coffee or fun family get-togethers on the weekend as you fire up the barbecue. Here the active family lifestyle extends to the beautifully low-maintenance grounds and resort style swimming pool; where you can swim a few laps before relaxing with a glass in hand as the kids splash about long after the sun sets. A two-car garage not only houses the family's vehicles, but provides excellent storage, while side access is great for parking boats, caravans or trailers. Additional highlights of the property list as; serviceable laundry with generous bench space, ducted gas heating and evaporative cooling upstairs, a separate reverse cycle air conditioner in the rumpus, a double-width driveway delivering extra car spaces, solid timber flooring in the kitchen/family/meals, a repainted exterior and surplus under house storage. Close to both Lanyon and Tuggeranong with their cafes, take-aways, supermarkets and bus stations, 6 Galbraith Close is also within 10 minutes of arterial roads making the city and airport accessible connections!

**EER 3.5** Why this home is solely for you:\*

- \* Immaculately maintained and presented four bedroom plus rumpus or five bedroom home in an elevated location with views\*
- \* Light filled living comprises a formal L-shaped lounge/dining, a separate kitchen/family/meals, and a downstairs rumpus/fifth bedroom\*
- \* Stylish kitchen with a Caesarstone bench top, breakfast bar, corner pantry with internal lights, new double sink with pull out tap, a new Euromaid 5 burner gas cooktop, an Electrolux double electric oven (70L each), an Inalto dishwasher and plumbing for the fridge\*
- \* Lounge/dining with an elegant wallpapered feature wall\*
- \* Lounge with access to the front balcony\*
- \* Family/meals also with a wallpapered feature wall and access to the rear covered and tiled balcony with colorbond pergola and views over the pool to the mountains beyond\*
- \* Spacious laundry with ample storage space\*
- \* Four spacious bedrooms with built-in robes\*
- \* Main bedroom with walk-in robe and neat ensuite which complements the main bathroom\*
- \* Three-way main bathroom including a powder room with additional vanity and separate toilet (with wallpapered feature wall)\*
- \* Rumpus/fifth bedroom downstairs with separate reverse cycle air conditioner\*
- \* Year round comfort maintained by ducted gas heating and evaporative cooling\*
- \* Under floor insulation\*
- \* Solid timber floor in family/meals\*
- \* Alarm system\*
- \* Recently repainted exterior\*
- \* 6.4kW solar system with a 5kW SMA inverter\*
- \* Paved maintenance friendly garden with a resort style 6x4m swimming pool\*
- \* Side access for boats, caravans, trailers or additional cars\*
- \* Generous under house storage\*
- \* Double garage with auto panel door and internal access\*
- \* Ample off-street parking\*
- \* Located on arguably the best street in the suburb surrounded by other quality homes