

70 Pockett Avenue, Banks, ACT 2906

CARTER + CO

House For Sale

Friday, 26 January 2024

70 Pockett Avenue, Banks, ACT 2906

Bedrooms: 3

Bathrooms: 2

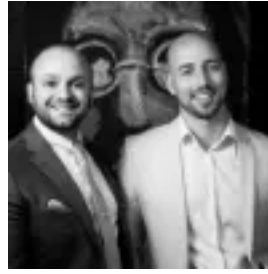
Parkings: 1

Area: 652 m2

Type: House



Keeley Gillespie
0261763443



James Carter And Nik Brozinic
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Awaiting Price Guide

The Features You Want To Know! + Three Bedrooms Ft. Built in Robes & Carpet+ Near New Carpet Installed in 2023+ Large Covered Outdoor Deck+ Two Generous Sized Living Rooms+ Formal Dining Room+ Block Out Roller Blinds Throughout+ Reverse Cycle Split System

Why You Want To Live Here! Unlock the untapped potential offered by this exceptional property. Tucked away in an ideal location for both investors and first-time home buyers, this 3-bedroom, 2-bathroom gem presents a golden prospect. The expansive layout and thoughtfully designed floor plan create an optimal foundation for maximizing returns on your investment or future desires. The open-plan kitchen and living area, complemented by a formal dining space, provide a versatile and engaging backdrop. Each bedroom offers a comfortable retreat, adorned with plush carpeting and convenient built-in robes, while the updated bathrooms add a touch of modern convenience to daily living. The possibilities for transforming this residence into a profitable asset or family home are virtually limitless. Step into outdoor living with a generously sized and inviting deck that seamlessly extends your living space into the refreshing open air. This expansive outdoor sanctuary invites sun-soaked relaxation, delightful alfresco dining, or simply unwinding with an enthralling book. To fully unleash the potential of your extensive backyard, imagine the endless possibilities awaiting to be uncovered through thoughtful landscaping. Whether your vision leans towards a contemporary face lift for the existing structure or an entirely new design, this canvas is yours to mold. With ample space and a robust foundation, the potential for crafting a tailor-made dream home is boundless. *Please note this property is currently tenanted for \$625 per week on a fixed term lease expiring 13/07/2024.

Why This Location is Great!+ Lanyon Marketplace + Southpoint Shopping Centre+ Gordon Primary School+ Charles Conder Primary+ St Clare of Assisi Primary School+ Covenant College Christian School+ Lanyon High School+ Public Transport+ Multiple Sporting Ovals, Playgrounds and Nature Reserves

The Stats You Need To Know!+ Block: 53+ Section: 8+ Division: Banks+ EER: 2.5+ Year Built: 1992+ Internal Living: 120.99m² (approx.)+ Land Size: 652m² (approx.)+ Carport: 16.50m² (approx.)+ Rates: \$924.45 p.q (approx.)+ Land Tax: \$1,631.85 p.q (approx.) *Only applicable if rented*+ Heating and Cooling: One Reverse Cycle Split System+ Rental Appraisal: Currently tenanted on a fixed term lease for \$625 per week ending on the 13th July 2024