

# 8/39 Wiburd Street, Banks, ACT 2906

LUTON

## Townhouse For Sale

Wednesday, 31 January 2024

8/39 Wiburd Street, Banks, ACT 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



Gabbi Kalthofen  
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## Auction

Gabbi & Melissa from Luton Properties are excited to present to the market 8/39 Wiburd Street, Banks. This well-presented three-bedroom street frontage townhouse designed for minimal upkeep is an exceptional opportunity not to miss! The home is situated on the street, giving the feel of living in a stand-alone home, and not within a crowded complex. Offering an open single level, floor plan and plenty of yard space, a perfect home for first homeowners, young families, investors, and downsizers. If a low maintenance lifestyle is what you are after, this property is for you. You can make it your own, or just move right in. An exceptional opportunity not to miss!

**Property Features:** 3 Bed | 1 Bath | 1 Car

Three well sized bedrooms of accommodation – two with built in robes  
Updated two-way bathroom with access to the main bedroom  
Large sun-light back courtyard with covered entertaining deck  
Laundry with external access  
Spacious kitchen with electric cooking, dishwasher and plenty of cupboard space  
Single carport with additional off street parking  
Easy walk to shops, schools and public transport  
10-minute drive to South Point shopping centre

**Block Size:** 262m<sup>2</sup>  
**Living Size:** 97m<sup>2</sup>  
**Carport:** 18m<sup>2</sup>  
**Rates:** \$595 per quarter  
**Body Corporate:** \$690.78 per quarter  
**Built:** 1992  
**EER:** 5 Star

**Suburb Snapshot:** Banks is Canberra's most southern suburb, right on the edge of town. With Rob Roy Nature Reserve, one of Canberra's largest, right on your doorstep, you can go bushwalking or horse riding and enjoy pristine views to the Lanyon Valley and the Murrumbidgee River. The nearby Barracks Espresso Bar and Eating House at the historic Lanyon Homestead offer great dining options. Banks has its own small local shops, or for a more substantial shop, Lanyon Marketplace is one suburb over in Conder. Here you can find reasonably priced homes and units that offer you a balance between city living whilst being so close to nature.

**Disclaimer:** Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement Luton Properties does not accept responsibility and disclaim all liabilities regarding 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.