

103 Pockett Avenue, Banks, ACT, 2906

House For Sale

Tuesday, 15 October 2024



THE
PROPERTY
COLLECTIVE

103 Pockett Avenue, Banks, ACT, 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House



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Live in and love or invest and rest

This delightful three-bedroom home offers the ideal blend of comfort, convenience, and charm. Located close to main arterial roads, shops, and public transport, it's perfectly positioned for easy access to everything you need while maintaining a peaceful suburban feel.

As you step inside, the warm ambience of the home instantly greets you, with natural light flooding through the large north facing picture windows. The neutral tones and carpets create an inviting atmosphere, offering a sense of calm and relaxation.

The kitchen is the heart of the home, featuring electric cooking appliances, granite benchtops and breakfast bar. Whether you're hosting family dinners or preparing a simple meal, the large pantry and ample under-bench cabinets provide plenty of storage space, making cooking and entertaining a breeze.

Three bedrooms are a generous size and all include built-in robes, offering practical storage, while the linen press adds to the home's functionality. The bathroom is designed for comfort, ensuring a peaceful retreat after a long day, making it the perfect space for relaxation.

The outdoor area is equally impressive, with a covered entertaining space ideal for alfresco dining or enjoying a quiet moment. The solar panel power adds to the home's energy efficiency, while the single-car carport with drive-thru capability ensures convenient and secure parking.

Close to shops, and local amenities, this home offers an effortless lifestyle. Imagine evenings spent in the large lounge, watching the sunset through the picture windows, and weekends entertaining friends and family outdoors – this home truly offers the best of both worlds.

First home buyers, investors and those looking to downsize without the compromise will appreciate the extensive raised garden beds providing the foundations for cultivating home grown meals. Private inspections are most welcome and can be made by reaching out to Lisa Silberberg on 0416227666.

The perks:

- Easy access to main arterial roads, close to shops and public transport
- Expansive covered outdoor entertaining
- Large lounge with picture windows capturing the sunsets at the end of the day
- Neutral colour tones, perfect adding your own splashes of colour.
- Electric cooking appliances
- Large breakfast bar and full pantry
- Plenty of under-bench cabinets and drawers
- Linen press and bedrooms with built-in robes
- Lounge room and dining room flowing to the outdoor area
- 1.75kW Solar panel system, high feed-in tariff (transferrable)
- Alarm system
- Carport with remote door and drive-thru access

The numbers:

- Internal living: 101m²
- Carport: 22m²
- Block Size: 592m²
- Build year: 1993
- EER: 1.5
- Rates: \$2265 pa approx

· Land Tax (if rented): \$3283 pa approx