

**2/45 Wilson Cres, Banks, ACT, 2906**

LUTON

**House For Sale**

Monday, 21 October 2024

2/45 Wilson Cres, Banks, ACT, 2906

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

**No body corporate fees! Only shared water. Onsite Auction Saturday 26th October 3:00pm - Price Guide \$760,000**

On site Auction - Saturday 26 October 3:00pm unless sold prior.

Located in the heart of Banks, this magnificent light-filled 3-bedroom, 1-bathroom family home awaits it's new owners.

As you step inside, you will be welcomed by the expansive enclosed living and dining area, you will also find bedroom 3 on your right upon entertaining the living room. As you move down through to the hallway, you'll discover the laundry featuring outdoor access into the backyard. The two additional bedrooms with built-in wardrobes, are both serviced by the main bathroom, which includes a bathtub, shower, and a separate toilet.

The heart of the home is, the expansive outdoor entertaining area, which creates a warm and inviting atmosphere, the open-plan living area, and perfectly sized bedrooms. The updated kitchen is well-equipped with an electric cooktop, electric oven, dishwasher, and ample bench space. For year-round comfort, the home is equipped with a reverse-cycle split-system unit, Wall mounted electric heater, and ceiling fans in all the bedrooms. The home's orientation also ensures it stays warm and bright throughout the year.

Conveniently located within walking distance of local parks, Local Supaexpress, Charles Conder Primary School, Saint Clare of Assisi Primary School, and Lanyon High School. It's just a short drive to Lanyon Market Place. This exceptional home is perfect for families, first-home buyers, and downsizers alike.

**Key features:**

- 3 Bedrooms
- 1 Multipurpose room
- 1 Bathroom
- 1 car garage + carport
- Built-in robes in all bedrooms
- Solar system 26 Panels - 9.6kw
- Spacious, light-filled interior
- Ceiling fans in all bedrooms
- Reverse cycle unit
- Wall mounted electric heater
- Tiled flooring throughout
- Laundry with backyard access
- Electric cooktop and electric oven
- Main bathroom with bathtub and separate shower
- Great outdoor entertainment area
- Additional garden shed
- Enclosed backyard, great for the kids
- Ample storage
- Low maintenance
- Located on a quiet street
- Conveniently located close to schools, shops, and parks

**Key details:**

- Unimproved value: \$259,700
- Rates:
- Land tax:
- Living size: 100.00 sqm
- Block size: 400 sqm
- EER: 4.0

- Year built: 1994
- (No body cooperate only shared water)

Contact me today to schedule a viewing and discover how this exceptional property can suit your lifestyle needs!

**Disclaimer:**

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