

48 Wiburd Street, Banks, ACT 2906



Sold House

Thursday, 4 April 2024

48 Wiburd Street, Banks, ACT 2906

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 528 m2

Type: House



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\$744,000

Experience the perfect fusion of contemporary style and everyday ease in this beautifully renovated 3-bedroom home. Nestled in the heart of the charming Banks suburb, it's an ideal choice for newcomers to the housing market, young families, or those looking to downsize. Step into a space where practicality meets refinement. The updated kitchen steals the spotlight, boasting quality appliances like a gas Newworld 52cm oven and cooktop, a DeLonghi dishwasher, and updated extras such as chic stone countertops. Enhanced by warm timber flooring, the living areas offer a cozy retreat, complete with a reverse cycle heating and cooling system for year-round comfort. The main bedroom is a sanctuary in itself, equipped with a modern heating and cooling unit that integrates seamlessly with your smartphone. With built-in robes and extra storage in the hallway, staying organized is effortless. The clever layout positions the main bedroom conveniently next to a nursery-ready space and a laundry with direct backyard access, catering effortlessly to family life. The bathroom has been meticulously renovated, showcasing floor-to-ceiling tiles, niche shelving for added convenience, and a semi-frameless shower with a luxurious rainfall shower head. Additionally, it boasts a floating vanity and a bathtub, perfect for the little ones to enjoy. Outside, the fully enclosed backyard invites you to unwind amidst lush lawns and mature gardens, Colourbond fencing flanks one side of the yard, with the rest secured by timber fencing. Entertain guests around the fire pit under the shade of a graceful Elm tree, or find tranquility in one of the two pergola areas—one boasting a serene pond. With a northerly aspect bathing the yard in sunlight, outdoor enjoyment is guaranteed year-round. The home also features a standalone lockable single garage and a spacious garden shed at the rear, ensuring ample storage for all your needs. Plus, a 3000L rainwater tank in the garden offers eco-friendly convenience, while the nearby Rob Roy Nature Reserve hills provide a picturesque backdrop. Whether you're embarking on your homeownership journey or simplifying your lifestyle, this impeccably maintained residence offers comfort and convenience in a vibrant community. Close to the Lanyon Valley Marketplace and public transport stops, with parks, playgrounds, and schools just moments away, this home epitomizes modern suburban living at its finest.

The Lifestyle:

- Short commute to Lanyon Valley Marketplace
- Banks neighbourhood oval and parks
- Multiple schooling options
- South Point Shopping Centre
- Easy access to Drakeford Drive and Tuggeranong Parkway
- Lake Tuggeranong, walking and bike trails, parks, and playgrounds

The Perks:

- 3-bedroom | 1 bathroom | 1 car space
- Single-level design for easy, low-maintenance living
- Quality timber floors throughout, plush carpet in bedrooms
- LED lights brighten every corner for a vibrant atmosphere
- Quality roller blinds provide privacy and style
- Updated kitchen with Newworld gas stove, cooktop & DeLonghi dishwasher
- Renovated bathroom boasts floor-to-ceiling tiles, niche shelves & semi-frameless shower
- Main bedroom equipped with reverse cycle heating & cooling
- Built-in robes in all bedrooms for organized storage
- Separate toilet & laundry with rear yard access
- Two Panasonic reverse cycle heating and cooling systems for year-round comfort
- Two private pergola areas for outdoor relaxation
- Enclosed rear yard, perfect for children and pets
- Secure single lockable garage with remote control roller door, plus additional shed
- Level lawns, established gardens & firepit create a serene outdoor space
- Conveniently close to shops, schools & public transport

The Numbers:

- Total internal living: 94.76m²
- Garage: 26.20m²
- Block: 529m²
- Land Value: \$380,000 (2023)
- Rates: \$583.40 p.q
- Build: 1991
- EER: 1 Star

Explaining the private treaty process: To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.