

# 6 Menzies Court, Banks, ACT 2906

## House For Sale

Saturday, 29 June 2024



6 Menzies Court, Banks, ACT 2906

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 888 m2**

**Type: House**



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## Auction 20/07/2024

This spacious family home offers a lifestyle of entertaining, comfort and tranquillity, enhanced by its quiet cul-de-sac location and stunning mountain views. Upon entering, the home welcomes you with warm, natural light that illuminates the freshly painted walls and updated carpets, creating a bright and inviting atmosphere. Architectural details include the pitched roof pergola with ceiling fans, feature lighting, and an outdoor kitchen that sets the tone for relaxed outdoor living and entertaining, whether enjoying a summer barbecue or soaking in the mountain scenery. The kitchen is a highlight, recently renovated to blend style with functionality. It boasts rolled stone benchtops, an expansive breakfast bar, servery window and ample overhead and under-bench storage. A butler pantry with integrated laundry facilities adds convenience and practicality, making meal preparation and household tasks a breeze. Three bedrooms plus a study offer versatile private spaces, ideal for a growing family or those needing extra room for work or hobbies. The newly renovated bathrooms feature floor-to-ceiling tiles, and sleek fixtures, providing a spa-like experience at home. Outside, the property features established gardens with fruit trees including fig, peach, tatichian lime, lemon, and apple trees. Raised garden beds are perfect for growing herbs and vegetables, catering to those with a green thumb. A wood fireplace adds warmth and character to the living areas, creating a cosy ambience during cooler months, while solar panels contribute to energy efficiency, reducing utility costs and environmental impact. With a three-car garage and an additional two-car carport, there is ample space for vehicles, storage, and outdoor equipment. Garage tinkering will be done under the warmth of the slow-combustion fire place. The north-facing aspect ensures plenty of natural light throughout the day, enhancing the overall sense of spaciousness and connection to the outdoors. Conveniently located with easy access to main arterial roads, schools, and public transport, this home offers peace and accessibility. Imagine yourself enjoying the modern comforts and serene surroundings of this family haven, where every detail is designed for comfortable living and entertaining.

**The Perks:**

- 3 car garage plus 2 carport for ample parking and storage.
- Pitched roof, insulated pergola with ceiling fans, feature lighting, outdoor kitchen, and bar for outdoor entertaining.
- Warm, light, and bright interior with updated carpet, freshly painted walls, and mountain views.
- Newly renovated kitchen and bathrooms with floor-to-ceiling tiles, floating laminate flooring, and new carpets.
- Rolled stone benchtops, expansive breakfast bar, butlers' pantry with stone benchtop and servery with automated skylight.
- 5 burner gas cooktop and integrated dishwasher + fridge plumbing.
- Instant gas hot water.
- Roof cavity storage.
- Italian floor to ceiling wall tiles.
- Partial double glazing throughout.
- Wood fireplace with heat extractor for cosy winter nights.
- Ducted gas heating + evaporative cooling and ceiling fans throughout.
- Solar panels for energy efficiency.
- Established gardens with a variety of fruit trees and raised garden beds.
- Garden irrigation front and rear.
- Carport with 15amp power.
- Sensor lighting.
- Elevated private cul-de-sac location.
- Plenty of off street parking.

**The Numbers:**

- Internal Living Size: 145m<sup>2</sup>.
- Block Size: 890m<sup>2</sup>.
- EER: 4.5.
- Rates: \$3246 per annum approx.
- Land Tax: \$5564 per annum approx (if rented).
- Rental Potential: \$700 - \$720 per week