

17/35 Brockway Circuit, Banks, ACT 2906

Townhouse For Sale

Wednesday, 10 July 2024

17/35 Brockway Circuit, Banks, ACT 2906

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 120 m2

Type: Townhouse



Mark McCann

0423900640

\$695,000

Simplified, modern living with all the comforts you need to call home, this tidy and inviting unit is available now. Packed with inclusions to keep you comfortable year-round, the three-bedroom home provides separate living spaces, a fabulous North-facing entertaining deck, and a double garage with remote and internal access. All located in a quiet, friendly street within Lanyon Valley, close to schools, shops, and parks. While the home maximises compact living, it is spacious and family friendly, with separate living areas either side of the central kitchen. The lounge room has carpet flooring and a large window that lets in plenty of natural light. The kitchen provides plenty of storage, good work surfaces and quality appliances including an induction cooktop and dishwasher. The kitchen overlooks the adjoining family and dining area with low maintenance tiled flooring and direct access outside onto the deck. There are ceiling fans plus ducted gas heating and evaporative cooling to keep you comfortable year-round. The three bedrooms are located separately, ideal for those seeking privacy from housemates, those working from home or with older children. The master bedroom is located at the front of the home, with a generous walk-in-robe and tidy ensuite. The remaining two bedrooms are both a good size with built-in-ropes provided. The family bathroom includes a freestanding bathtub while a separate toilet and laundry is provided. Located within a quiet, friendly complex, the home has a tidy façade with remote doors leading into the double garage that provides internal access. Out the back, the timber deck enjoys a North-facing aspect, enjoying the benefits of sunshine and fresh air. The deck overlooks the tidy courtyard that is very low maintenance and private with a small, paved area and grass. The home is within walking distance to the local IGA, sports oval, and park. It is just moments to Lanyon Marketplace, schools and an easy commute into Tuggeranong and the City.

- Three bedroom, ensuite home with double garage
- Open plan meals and family area with access to deck
- Kitchen with induction cooktop, separate lounge room
- Master with WIR and ensuite, bedrooms with BIR's
- Ducted gas heating, evaporative cooling, ceiling fans
- North facing back deck, private, low maintenance yard
- Double garage with remote doors and internal access
- Quiet street, walking distance to IGA, oval and park

* Rates: \$2,554p.a (approx)* Land Tax: \$3,601p.a (investor)* Body Corp: \$2,656p.a (approx) The information contained above is believed to be correct at time of advertising however, we take no responsibility for the accuracy of this information and prospective purchasers are advised to rely on their own research.