



## Banks, 16 House Circuit

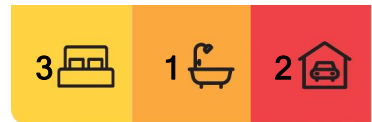
Your Ideal First Home in a Peaceful Location

Nestled in a quiet loop street in the family-friendly suburb of Banks, this well-maintained 3-bedroom home offers comfort, space, and functionality-perfect for first-home buyers, young families, or savvy investors.

Step inside to discover a spacious open-plan layout that seamlessly connects the living, dining, and kitchen areas. The generous living space is enhanced by a reverse cycle air conditioning unit ensuring year-round comfort. The kitchen is thoughtfully designed with ample bench space and storage, making meal preparation a breeze.

Each of the three bedrooms is well-sized, offering plenty of room for rest and relaxation. The spacious bathroom is centrally located for convenience.

Outside, you'll find a superb, secure backyard ideal for kids and pets to play safely. A covered pergola provides the perfect setting for outdoor entertaining or relaxing on weekends. The property also features double garaging with ample room for vehicles,



**For Sale**  
\$725,000+

**View**  
By Appointment

**Contact**  
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**EER** ★★★★★

**LJ Hooker Tuggeranong**  
(02) 6189 0100



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storage, or even a workshop setup.

Conveniently located within walking distance of local shops and schools, this home combines suburban peace with everyday practicality.

Whether you're looking to break into the market or add to your portfolio, this property offers exceptional value with scope to personalise and make it your own.

Features include:

- Quiet loop street location
- Open plan living and dining
- Spacious kitchen with ample storage
- Three great-sized bedrooms
- Reverse cycle air conditioning & ceiling fans
- Family-sized, secure backyard
- Covered pergola - ideal for entertaining
- Two car garaging with roller doors and extra storage space
- Walking distance to local shops and schools
- Perfect first home or investment opportunity

Outgoings & Property Information:

- Living size: 108m<sup>2</sup>;
- Block size: 511m<sup>2</sup>;
- Rates: \$2,686 p.a.
- Land tax (if rented): \$3830 p.a.
- Year built: 1992
- EER: 4.0

Don't miss this opportunity to secure a comfortable and well-located home in one of Tuggeranong's most peaceful suburbs. Contact us today to arrange your inspection!

Disclaimer:

Please note that while all care has been taken regarding general information and marketing information compiled for this advertisement, LJ HOOKER TUGGERANONG does not accept responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. Figures quoted above are approximate values based on available information. We encourage prospective parties to rely on their own investigation and in-person inspections to ensure this property meets their individual needs and circumstances.



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## More About this Property

<b>Property ID</b>	CM4HQH
<b>Property Type</b>	House
<b>House Size</b>	108 m2
<b>Land Area</b>	511 m2
<b>EER</b>	4

### Sally McCallum 0410 835 087

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### Andrew Curren 0424 288 717

Principal / Franchise Owner | [Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

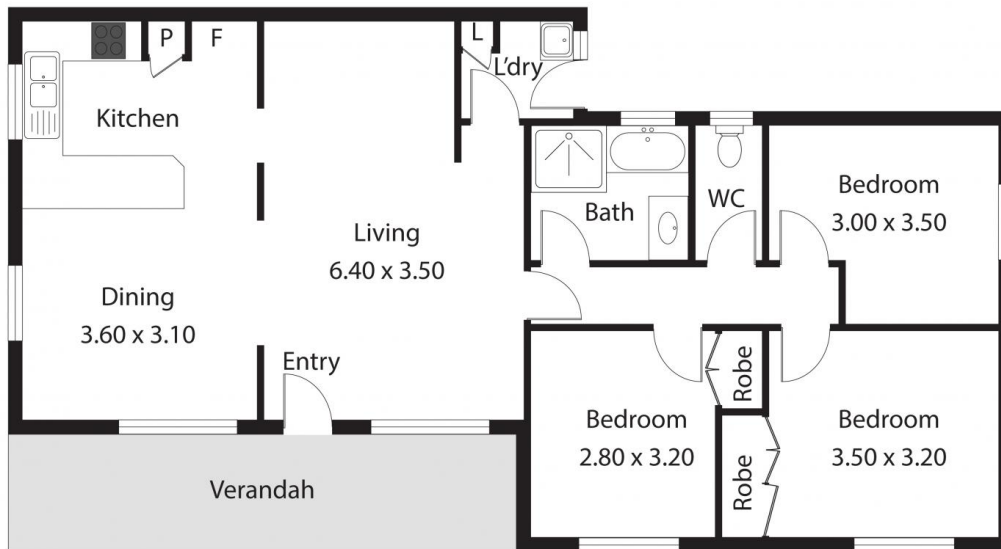
### LJ Hooker Tuggeranong (02) 6189 0100

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries

16 House Circuit, Banks ACT 2906