



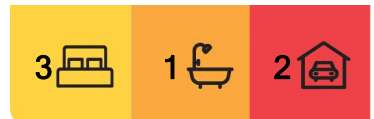
## Banks, 22 Ironbark Crescent

### Perfect First Home with Loads of Extras

Sitting on a generous block and refreshed with new paint, new blinds, and updated bathroom, this is the perfect home for first-time buyers. Packed full of extras it boasts light-filled living areas, three bedrooms, and a prime location just minutes from schools, shops, and transport, plus a huge garage.

Imagine gathering around the crackling slow combustion fireplace this winter as you and your family relax in the warmth of the lounge and meals area, with the entire house heated through clever ducting. Stylish floating floors and fresh décor add to the open and inviting atmosphere of the living space, while the practical kitchen offers ample bench and cupboard space, built-in appliances and dishwasher.

Down the hall, a roomy master with wall-to-wall robes, along with two more bedrooms ensure space for growing kids. A stylishly updated family bathroom with a luxurious rain shower, new cabinets, quality tapware, and floor-to-ceiling tiles adds a touch of elegance



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

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[l.jhooker.com.au/C0THQH](https://l.jhooker.com.au/C0THQH)

**Contact**  
**Patrick Kinnane**  
0430 435 330  
[Patrick.kinnane@l.jhooker.com.au](mailto:Patrick.kinnane@l.jhooker.com.au)

**EER** ★★★★★

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



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

for the entire family to enjoy.

Outside there's so much space, including a huge backyard with a large lawn area, an undercover entertaining verandah, and easy-care gardens with blooming camellias. For car or hobby enthusiasts, the ultimate oversized double garage provides space for two large cars plus a workshop area and room for a boat or trailer. Additionally, 35 solar panels increase energy efficiency and reduce your bills. Smart buyers will see the long-term potential of this fantastic home. Get in quickly before it's too late!

#### Features

- \*Updated 3-bedroom family home on a large flat block
- \*Spacious lounge with cozy fireplace, plus separate meals area
- \*Practical kitchen with gas cooktop, electric oven and dishwasher
- \*Master bedroom with wall-to-wall built-in robes
- \*Two additional bedrooms, one with built-in robes
- \*Fully updated modern family bathroom with rain shower and separate bath
- \*Reverse cycle heating and cooling in lounge
- \*Slow combustion fireplace plus ducts to heat the whole house
- \*Undercover outdoor entertaining area spanning the length of the home
- \*Landscaped front garden and expansive backyard with colorbond fencing
- \*Double gate access to backyard
- \*Oversized 54m2 double garage plus remote entry, workshop, and storage space
- \*35 solar panels reducing electricity bills year-round
- \*Close to schools, parks, shops, and transport
- \*Block size: 634m2
- \*EER: 3 stars

#### 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>	C0THQH
<b>Property Type</b>	House
<b>Land Area</b>	634 m <sup>2</sup>
<b>EER</b>	3
<b>Including</b>	Air Conditioning Dishwasher Solar Panels

**Patrick Kinnane 0430 435 330**

Sales Consultant | [Patrick.kinnane@ljhooker.com.au](mailto:Patrick.kinnane@ljhooker.com.au)

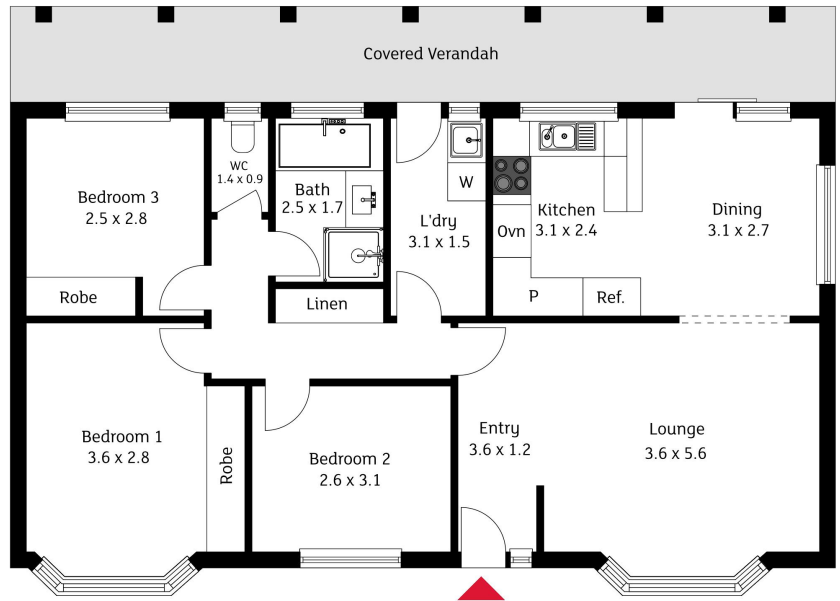
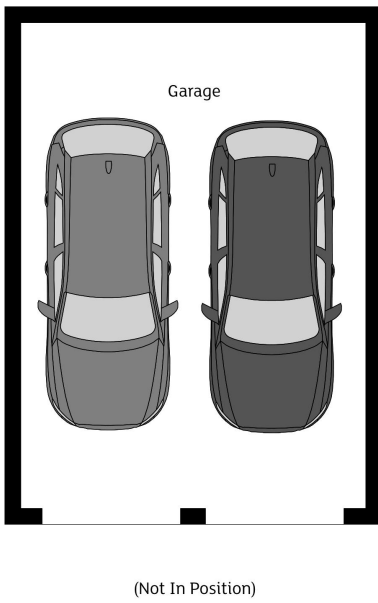
**LJ Hooker Tuggeranong (02) 6189 0100**

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)



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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.

22 Ironbark Crescent, Banks

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