



Banks, 23 Ironbark Crescent

Charming Family Home with Spacious Block and Prime Location

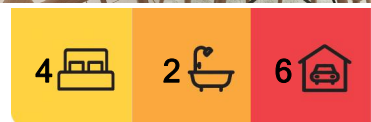
This beautifully presented home offers four generously sized bedrooms, each with more than ample storage. The smart floor plan places the master suite at the front, featuring a two-way bathroom with separate toilet. The other bedrooms are nearby, along with a well-appointed central bathroom.

You'll love the multiple living areas perfect for relaxation and entertainment. The front living area is ideal for family gatherings and quiet evenings, with large windows providing peaceful views of the front yard. At the heart of the home is the central kitchen, equipped with plenty of storage, modern appliances, induction stove and the Miele oven is offering exceptional quality and functionality. Overlooking the patio, the kitchen lets you keep an eye on the kids playing in the spacious backyard while you relax.

Outdoor living is delightful. The back yard has been transformed into a beautiful oasis,



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.



Auction

Wed 23rd Oct @ 5:30PM

View

Sat 5th Oct @ 10:00AM - 10:30AM

Contact

James Elbas

0423 715 124

james.elbas@ljhooker.com.au

Eoin Ryan-Hicks

0424 042 419

Eoin.ryan-hicks@ljhooker.com.au

EER ★★★★★

LJ Hooker Kippax
(02) 6255 3888

perfect for relaxing and socializing. Step into a world of limitless possibilities with a backyard that's more than just space - it's a playground for endless adventures. Nestled on a generous 1,231m² block and living area of 151m², this inviting residence promises a lifestyle of comfort and convenience for you and your loved ones. The home includes a double garage, enough space to easily park up to 6 cars in total. The warm and inviting atmosphere reflects the owners' dedication to creating a truly homely space.

Located on a nice street, this community-friendly neighborhood boasts welcoming neighbors and a wonderful sense of camaraderie. Parks, schools, and amenities are just moments away, making it the perfect place to raise a family. Enjoy easy access to local shops, with even more options in nearby. Woolworths is just a 4-minute drive away, and easily accessible to main roads. The locality is perfect for nature lovers, with beautiful walking tracks nearby and close proximity to Namadgi National Park, making it ideal for peaceful strolls and outdoor adventures.

Don't just find a house - discover a home where laughter echoes through the halls and every day is filled with joy. Welcome to 23 Ironbark Crescent, where the spacious backyard isn't just an asset - it's a playground waiting to be explored.

Features

- 4 bedroom family home on a large, flat block
- Spacious lounge, plus separate dining area
- Undercover outdoor entertaining area
- Beautiful front garden and expansive backyard
- Double garage, workshop, and storage space
- 6 Car parking
- Close to schools, parks, shops, and transport
- Block size: 1231m²

Rates: \$2,743 p.a. approx.

Land Tax: \$4,424 p.a. approx.

EER: 3.5

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.



LJ Hooker Kippax
(02) 6255 3888

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.

More About this Property

Property ID	1HD1F9U
Property Type	House
House Size	151 m ²
Land Area	1231 m ²
EER	3.5

James Elbas 0423 715 124

Sales Consultant | james.elbas@ljhooker.com.au

Eoin Ryan-Hicks 0424 042 419

Franchise Owner | Sales Manager | Licensed Agent ACT & NSW | Eoin.ryan-hicks@ljhooker.com.au

LJ Hooker Kippax (02) 6255 3888

Cnr Luke Street & Hardwick Crescent, HOLT ACT 2615

kippax@ljhooker.com.au | kippax@ljhooker.com.au



LJ Hooker Kippax
(02) 6255 3888

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.



23 Ironbark Crescent, Banks

The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

Produced by DIAKRIT