



24 Betty Maloney Crescent, Banks

Stylish, Spacious & Packed with Comfort Features

Welcome to 24 Betty Maloney Crescent, Banks - a beautifully presented four-bedroom, two-bathroom home designed for modern living and year-round comfort. Perfectly positioned across from a peaceful green space and oval, this residence offers a relaxed lifestyle with every convenience at your fingertips.

Step inside to discover bamboo flooring throughout and ducted reverse-cycle electric heating and cooling for effortless comfort in every season. The master suite boasts a walk-in robe, double built-in robe and a generous ensuite, while all other bedrooms feature their own built-in robes.

The heart of the home is the modern kitchen with a stone waterfall bench, 90cm induction cooktop, and quality finishes - perfect for home chefs and entertainers alike. Multiple living zones include a sunroom with split system, ideal for year-round enjoyment, and a light-filled open plan area that connects seamlessly to the low-maintenance backyard.

Energy efficiency is a standout, with 16 solar panels, electric hot water with heat pump, external roller shutter, and pelmets throughout. A

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FOR SALE
\$950,000+

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

north-east facing rear ensures warm morning sun and natural light, while the bath in the main bathroom, separate toilet, and double garage add to the home's functionality.

This home delivers style, space, and smart energy savings - all in a tranquil location just moments from schools, shops, and nature trails.

Key Features:

- 4 bedrooms, all with built in robes
- Master with walk in robe, double built in robes & spacious ensuite
- Double garage
- Bamboo flooring & downlights throughout
- Modern kitchen with stone waterfall bench & induction cooktop
- Sunroom with split system
- Low-maintenance backyard
- 16 solar panels & electric hot water with heat pump
- Ducted reverse-cycle electric heating & cooling
- External roller shutter in the master bedroom & pelmets for energy efficiency
- Lovely green space and oval across the road
- North-east facing to the rear
- Walking distance to the Banks shops

Facts & Figures:

- Living size 167m²
- Sunroom 24m²
- Garage 37m²
- Block size 449m²
- Rates \$2903 per annum
- Land Tax 4270 per annum (if rented)
- EER 4 stars
- Year built 2004
- Concrete slab and truss roof construction

A home you'll love - ready for you to move in and enjoy.

Disclaimer:

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MORE DETAILS

Property ID	CNFHQH
Property Type	House
House Size	167 m2
Land Area	449 m2
EER	4

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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.

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