



28 Alison Ashby Crescent, Banks

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Space to Grow, Room to Live: The Ideal Family Upgrade

When your family needs more room to spread out, this beautifully presented 4-bedroom 2-bathroom home makes the transition easy. Set in the hills of Banks, it offers multiple living zones, a peaceful entertaining deck and impressive energy efficiency, creating the perfect backdrop for busy family life.

Flexible living for the whole family: Three distinct living spaces ensure everyone has room to unwind. A formal lounge at the front provides a retreat, while the sunny rear family room is perfect as a second lounge or kids' zone. At the centre, the open-plan kitchen and dining area forms the heart of the home, with generous bench space, quality appliances and an eat-in peninsula.

Entertain with mountain views: Sliding glass doors open to a large, covered balcony that extends your living space year-round. With views out to the mountains, it's the perfect setting for alfresco dining, weekend barbecues or relaxed evenings with friends while the kids play on the lawn below.

Privacy for parents, space for the kids: The family-friendly floorplan places the master suite at the front of the home with a walk-in robe

FOR SALE
\$980,000+

AGENTS

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 **LJ Hooker**

and ensuite, while a nearby bedroom works perfectly as a nursery or home office. Two additional bedrooms at the rear create a natural zone for kids or teens.

Comfort and solar efficiency built in: Ducted heating and cooling keep the home comfortable in every season, while a 10kW solar system paired with a 13.5kWh Tesla Powerwall 2 battery helps keep bills low by storing energy during the day for use at night, with reliable backup power during an outage.

A location to settle into: Set in a friendly neighbourhood, you'll enjoy easy access to local shops, playgrounds and nature parks all a short stroll from home. Lanyon Marketplace is just a quick drive for shopping, cafés and dining options, with a great selection of quality schools nearby. With so much on offer this home won't stay on the market long. Make your move and get in touch today!

Why you'll love it:

- Four-bedroom two-bathroom family home in an elevated Banks location
- Three versatile living areas including formal lounge, meals and family room
- Spacious kitchen with Westinghouse oven, gas cooktop, large pantry and eat-in peninsula
- Covered entertaining balcony with mountain views and space for dining and lounging
- Easy-care gardens with generous lawn and private Colourbond fencing
- Master bedroom with walk-in robe and ensuite; three additional bedrooms with built-ins
- Family bathroom with deep bath and separate shower
- 10kW solar system and 13.5kWh Tesla Powerwall 2; ducted heating and cooling
- Double garage with remote entry, internal access and rear access
- Walking distance to schools, Lanyon Marketplace and short drive to major town centres

" Living space: 176m²

" Garage: 39m²

" Land size: 670m²

• House built: 2004

• Rates: \$739.50 per quarter

• Land tax: \$1095 per quarter (if applicable)

• EER: 4 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.

EER 

MORE DETAILS

Property ID	CTJHQH
Property Type	House
House Size	176 m2
Land Area	670 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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