



3 Galbraith Close, Banks

Open Letter from the Owners

3 Gabraith Close has been our family home for almost 18 years; however, the time has come for a tree change as we enjoy our retirement. If only we could take the house with us.

Our home is like a TARDIS, fitting a family with two teenagers growing into a family of 4 adults and all the needs and belongings that entails. We found the vast wall space made decorating easy and the open plan living provided ample space to enjoy family life. With many fond memories, from trick or treating, to 18th birthdays, to becoming the go to hosting place for large family gatherings, it is now time we say farewell to our home.

In the quiet summer evenings, we found there is nothing better than having dinner on the deck watching the sun set over the Brindabellas. Living so close to Rob Roy, we have a variety of animal life coming to visit which results in a magnificent bird-based serenade as you relax outside.

We are at the base of a walking track and a fire trail which makes walking a beloved dog easy and enjoyable. With a hill on our doorstep, the children masterfully learnt hillstarts early and gave them confidence as an L plater on hills.

4 🏠 2 🛏 3 🚗

FOR SALE

\$1,195,000+

VIEW

Thu 28th May @ 4:45PM - 5:30PM

AGENTS

George Vlandis
0437 398 774
gvlandis@ljhbelconnen.com.au

Biba Berjaoui
0439 393 149
bberjaoui@ljhbelconnen.com.au

AGENCY

LJ Hooker Belconnen
(02) 6251 1477

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.

 LJ Hooker

We will always miss 3 Galbraith Close, and we hope the new owners will love it as much as we did.

- Spacious Family Home with mountain views backing onto Rob Roy Nature Reserve
 - Family friendly floorplan with three spacious living spaces
 - Large open plan living and dining to the front with views of the garden
 - Family sized kitchen featuring Bosch dishwasher and Bosch pyrotechnic oven, breakfast bar and ample storage, display cabinets and bench space
 - Rumpus room with its own split system, connecting off the meals area and opening onto outdoor entertaining spaces
 - Four bedrooms all with robes and ceiling fans
 - Main bedroom with walk in robe, Built in Robe and ensuite
 - Refreshed main bathroom and ensuite
 - Expansive deck with elevated views, vented pergola to allow air circulation in summer plus outdoor fans
 - Plumbed Natural gas outlet for outdoor BBQ on back patio
 - Security screens and locks on all windows
 - Triple lock security screens and locks on sliding doors
 - Freshly painted inside throughout
 - New hybrid wood flooring and new carpet
 - Ducted reverse cycle heating and cooling
 - Landscaped gardens with rooms for kids and pets to play
 - Double garage with internal access
 - Side access to backyard and 3m high carport behind fence
 - Off street parking for 6 cars
-
- Build Year: 2003
 - Land Size: 750sqm
 - Property Size: 223sqm | Living Size: 185sqm | Garage Size: 38sqm
 - Deck Size: 46sqm
 - EER: 4.5
 - Rates: \$2,983 p.a.
 - Land Tax: \$5,160 p.a. (investors only)
 - UV: \$450,000

Disclaimer:

All information contained herein is gathered from external 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 and satisfy themselves in all respects.



MORE DETAILS

Property ID	HP0U4F8H
Property Type	House
House Size	223 m ²
Land Area	750 m ²
EER	4.5

George Vlandis 0437 398 774

Sales Agent | gvlendis@ljhbelconnen.com.au

Biba Berjaoui 0439 393 149

Sales Associate | bberjaoui@ljhbelconnen.com.au

LJ Hooker Belconnen (02) 6251 1477

Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617

belconnen.ljhooker.com.au | belconnen@ljhbelconnen.com.au



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.



3 Galbraith Close, Banks

Disclaimer: Plans are indicative only and should be checked by the prospective purchaser. Plans shown are for presentation purposes and are not part of any legal document. All measurements and figures are approximate. The information herein is gathered from sources we believe to be reliable.