



3 Galbraith Close, Banks

## Entertain, Relax and Unwind

Elevated in a quiet family friendly street and backing onto the reserve, the generously proportioned home offers an ideal lifestyle for growing families seeking space and connection with the outdoors.

Designed for everyday living the home features large living and entertaining areas that bring everyone together while allowing enough room to relax. The large family sized kitchen is at the heart of the home with plenty of bench and cupboard space and quality Bosch appliances.

The new outdoor entertaining space is expansive and perfectly orientated to capture the views beyond the Lanyon valley to Mt Stromlo and to the Tidbinbilla and Brindabella Ranges. Hosting or relaxing the elevated position delivers a sense of space and tranquility.

Well sized bedrooms, the master bedroom has a walk-in and built in robe and is serviced with a refreshed en-suite. The other rooms all have built in robes with a refreshed bathroom.

Landscaped gardens and plenty of space outside is ideal for kids and pets to enjoy, while easy access to the reserve encourages outdoor adventures and weekend activities.

4  2  3 

**FOR SALE**  
\$1,275,000

**VIEW**  
By Appointment

**AGENTS**  
George Vlandis  
0437 398 774  
gvlandis@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**

Don't miss this opportunity to secure this family home connected with nature and lifestyle. With so much on offer be sure you arrange an inspection.

- Painted throughout
- New hybrid wood flooring
- New carpet
- Elevated position with views
- Four bedrooms with robes
- Ceiling fans in all bedrooms
- Refreshed main bathroom and ensuite
- Formal lounge and dining areas
- Family sized kitchen and meals
- Quality Bosch appliances
- Spacious rumpus room
- Deck and covered entertaining area with views
- Ducted reverse cycle heating and cooling
- Security screens and flyscreens
- Landscaped gardens
- Backing parkland and proximity to reserve
- 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 m2
Land Area	750 m2
EER	4.5

**George Vlandis 0437 398 774**  
Sales Agent | [gvlandis@ljhbelconnen.com.au](mailto:gvlandis@ljhbelconnen.com.au)

**LJ Hooker Belconnen (02) 6251 1477**  
Shop 9, 21 Benjamin Way, BELCONNEN ACT 2617  
[belconnen.ljhooker.com.au](http://belconnen.ljhooker.com.au) | [belconnen@ljhbelconnen.com.au](mailto:belconnen@ljhbelconnen.com.au)





**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.*