



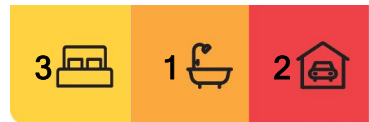
Banks, 3 Wiburd Street

Picture perfect starter home

Set on a quiet family-friendly street, this charming 3-bedroom home offers the perfect balance of modern comforts and low-maintenance living across two generous living spaces with a beautiful garden oasis out the back. The ideal choice for first-home buyers or downsizers, simply move in and enjoy!

Bright and welcoming, the formal lounge and dining areas are bathed in light through full-length windows, creating a cozy space for your family. The open-plan family room and well-maintained kitchen create a second living area, ideal for entertaining or everyday living. The kitchen offers ample bench space, an electric cooktop and oven, and a handy breakfast bar for quick meals or morning coffee.

The family room opens onto an inviting outdoor entertaining space, perfect for year-round use with heating for the cooler months, and plenty of space for summer BBQs with friends. Kids will love the lush green backyard, with a beautiful blossom tree at its heart and plenty



For Sale
\$699,000+

View
ljhooker.com.au/CDFHQH

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EER ★★★★★

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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.

of room to kick a ball. Inside, the master bedroom features wall-to-wall built-in robes and direct access to the updated family bathroom, boasting a dual rain shower, new double sinks and heated towel rail for added luxury. Two additional bedrooms with built-in robes provide ample space for family or guests.

With ducted electric heating and cooling throughout, you'll be comfortable all year round, while the 1.5KW solar system keeps the bills down thanks to its generous rebate scheme. Located a short walk to local shops and schools, you're also few minutes' drive to Lanyon Marketplace and Tuggeranong Town Centre. Don't miss this rare opportunity to secure an immaculate family-friendly home in a great location.

Features:

- Charming 3-bedroom home ideal for young families or downsizers
- Light-filled lounge and dining areas plus separate family room
- Well-kept kitchen with updated appliances, breakfast bar and ample storage
- Master bedroom with wall-to-wall robes, ceiling fan, and direct bathroom access
- Two additional double bedrooms with built-in robes
- Updated family bathroom with dual shower, heated towel rail and new electric hot water system
- Landscaped backyard with blossom tree, garden shed, 3000L water tank and colorbond fencing
- Covered outdoor entertaining area with pergola, heating and lighting
- Ducted electric heating and cooling, plus a 1.5KW solar system with generous 47c rebate
- Secure remote-entry tandem double carport, plus additional off-street parking
- Close to schools, shops, cafes, parks, and quick access to town centres
- Living area: 114.69m²
- Carport area: 28.85m²
- Block size: 467m²
- 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.



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More About this Property

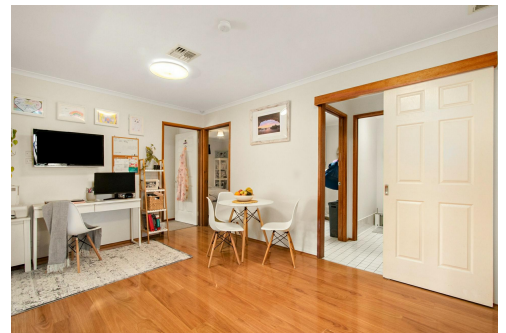
Property ID	CDFHQH
Property Type	House
House Size	115 m ²
Land Area	467 m ²
EER	4

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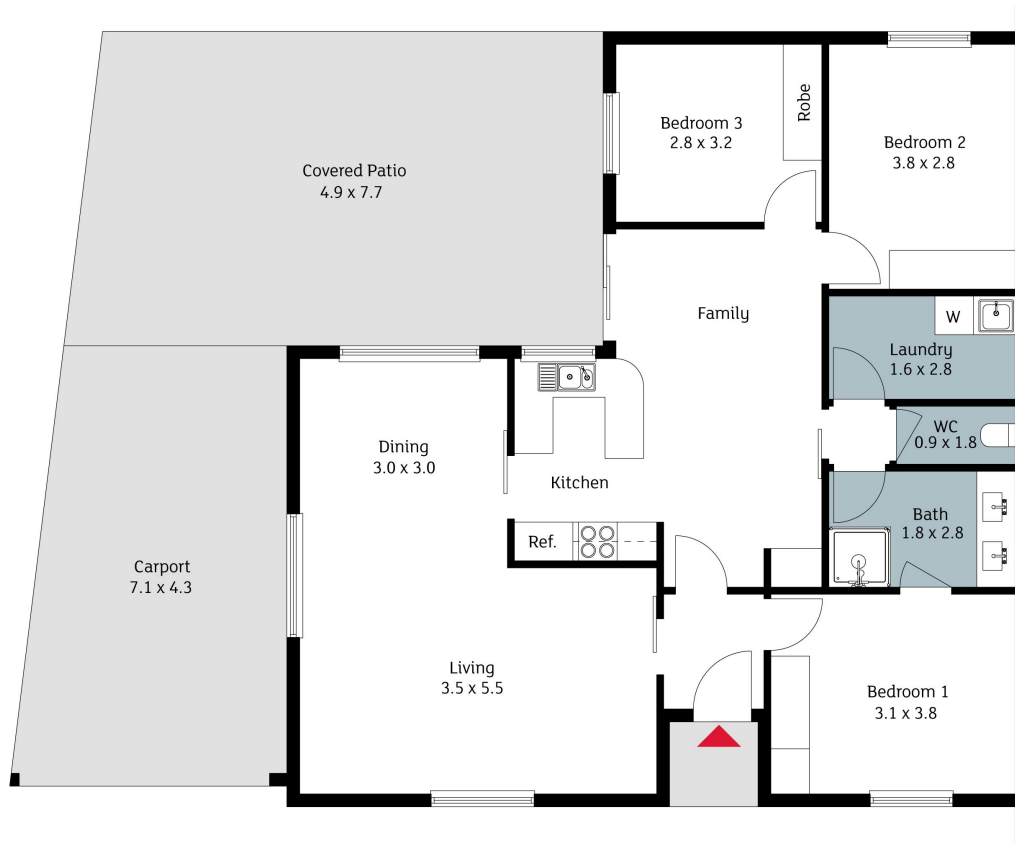
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3 Wiburd Street, Banks

The floorplan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquires.

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