







2/21 Forsythe Street, Banks

Affordable first home with no strata fees!

A big deck for weekend lunches, a bright and breezy living area for everyday life and a proper backyard to enjoy. This three-bedroom home is generous where it counts. With single-level living, fresh interior and no body corporate fees, there's plenty for first home buyers and downsizers to love.

Let the light in: Windows and sliding doors on three sides bring natural light into the spacious open-plan lounge, dining and kitchen. Fresh paint and new vinyl plank flooring create a crisp, welcoming feel. There's room to move in the kitchen too, with a large layout, stone benchtops, gas cooktop, oven, dishwasher and a lovely view to enjoy while you're cooking away.

Room for any stage of life: Three generous bedrooms all have built-in robes, with space for kids, visiting family or a home office. The main bedroom connects directly to the two-way bathroom where you'll find a separate bath and shower.

Spend your weekends outside: The wraparound deck is big enough for the full outdoor setting, with room for long lunches and space to lounge around and put your feet up after. The generous backyard is a

3 1 0

FOR SALE
$670,000+

VIEW
Sat 21st Nov @ 12:00PM - 12:30PM

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Interested parties must rely solely on their own enquiries.

welcome surprise, with lawn for kids and pets to play on, gardens to potter in and space to unwind. A large garden shed keeps the tools and weekend projects tucked away.

Coffee, takeaway and the school run: The local supermarket is a short walk while Lanyon Marketplace is close by for your big shop, coffee and a takeaway. Conder Primary, Lanyon High and St Clare of Assisi ensure good school options, with an express bus to the city adding extra convenience. You're also close to parks and nature reserves. This one will get snapped up fast. Don't wait, get in touch today!

Why you'll love it:

- Freestanding, single-level 3 bedroom home perfect for first home buyers and downsizers
- No body corporate fees
- Private rear position with a generous backyard, lawn and easy-care gardens
- Spacious open-plan living and dining with windows on three sides
- Freshly painted walls and skirting and new vinyl plank flooring throughout
- Large updated kitchen with stone benchtops, gas cooktop, oven and dishwasher
- Wraparound deck with pergola, elevated views and room for dining and lounging
- All three bedrooms with built-in robes
- Two-way bathroom with separate bath and shower and access from the master bedroom
- Split-system heating and cooling in the living area and smart lighting controlled from your phone
- Separate laundry with rear access, large garden shed
- Plenty of off-street parking and space for a future garage or carport
- Colorbond steel fence panels included to replace rear timber fence
- Close to local shops, Lanyon Marketplace, with schools, parks and city bus services nearby

" Living area: 93m²
" Block size: 504m²

- Built: 1994
- Rates: $783.75 p/q
- Land Tax: $1,025.50 p/q (investors only)
- EER: 4 stars

Disclaimer:
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 ★★★★☆☆

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MORE DETAILS

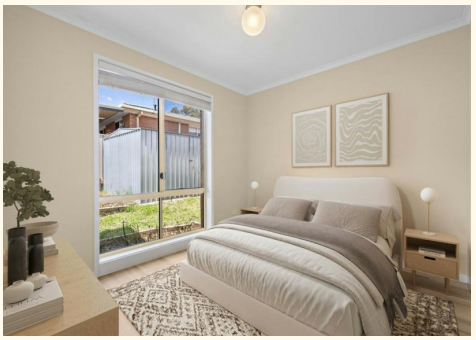
Property ID	D29HQH
Property Type	House
Land Area	504 m2
EER	4

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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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