



## Banks, 3/19 Youl Court

Be quick or Youl be court out

Situated in a peaceful and private enclave, this single level, street frontage three bedroom townhouse is low maintenance and move-in ready. Whether you're looking for a foothold in the market or the opportunity to downsize in comfort, there's plenty of room for the family to relax and make the most of the fabulous location close to a nature reserve and within minutes of the town centre.

Sunny and bright, the practical kitchen offers eat-in kitchen bench, electric oven and cooktop along with plenty of storage. The living/dining space opens out to the paved outdoor entertaining area, creating great indoor outdoor flow to the large rear courtyard. The courtyard is beautiful and leafy with a practical pergola for year round comfort. There is an additional living area making this townhouse perfect for not only downsizers and first home buyers but also families.

Down the hall are three good sized bedrooms and spacious family bathroom. The two doubles feature built-in robes, while the third is perfect as a children's room or home office.



**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.



**For Sale**  
\$565,000+

**View**  
[ljhooker.com.au/CD5HQH](http://ljhooker.com.au/CD5HQH)

**Contact**  
**Sally McCallum**  
0410 835 087  
[sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

**Andrew Curren**  
0424 288 717  
[Andrew.curren@ljhooker.com.au](mailto:Andrew.curren@ljhooker.com.au)

**EER** ★★★★★

**LJ Hooker Tuggeranong**  
(02) 6189 0100

The well-cared for bathroom includes bath and shower while a separate laundry adds functionality and storage.

This versatile property offers a village lifestyle minutes from Lanyon marketplace, great schools and public transport with easy access to the Monaro Highway and other link roads into Tuggeranong, Woden and the city. Move quickly, this is an opportunity first home buyers, downsizers and investors won't want to miss.

- \* Spacious 3 bedroom, 1 bathroom single level townhouse
- \* Practical kitchen with electric oven, cooktop and range hood
- \* Large private rear entertaining courtyard backing reserve
- \* Roomy master bedroom with built-in robes
- \* Two additional double bedrooms one with built-in robes
- \* Split system heating and cooling to living areas
- \* Practical family bathroom with separate toilet
- \* Full sized laundry
- \* Single garage with internal access plus additional parking space
- \* Conveniently located near shops, transport, schools and access roads to town centres
- \* Ideal for first home buyers, investors and downsizers.

\*Living area: 104m<sup>2</sup>

\*Garage area: 23m<sup>2</sup>

\*Block size: 207m<sup>2</sup>

\*Rates: \$2343 p/a

\*Land Tax: \$3,330 p/a (investors only)

\*Body Corp: \$707.29 p/q

\*EER: 3 stars

**Disclaimer:**

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**LJ Hooker Tuggeranong**  
**(02) 6189 0100**

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## More About this Property

<b>Property ID</b>	CD5HQH
<b>Property Type</b>	Townhouse
<b>House Size</b>	104 m2
<b>Land Area</b>	207 m2
<b>EER</b>	3

### Sally McCallum 0410 835 087

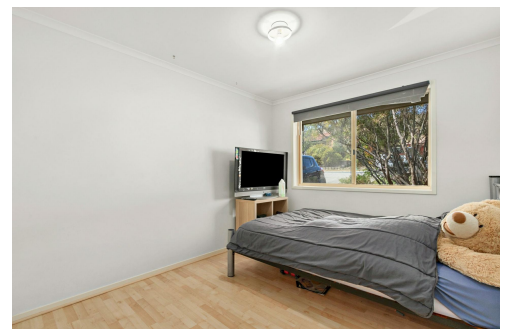
Sales Consultant | [sally.mccallum@ljhooker.com.au](mailto:sally.mccallum@ljhooker.com.au)

### Andrew Curren 0424 288 717

Principal / Franchise Owner | [andrew.curren@ljhooker.com.au](mailto:andrew.curren@ljhooker.com.au)

### LJ Hooker Tuggeranong (02) 6189 0100

Suite 1, 1st Floor, South Point Shopping Centre, 210 Anketell Street  
[tuggeranong.ljhooker.com.au](http://tuggeranong.ljhooker.com.au) | [tuggeranong@ljhooker.com.au](mailto:tuggeranong@ljhooker.com.au)



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**3/19 Youl Court, Banks**

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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