



7/23 Youl Court, Banks

The Perfect Fit: Easy Townhouse Living in Garden Surrounds

Nestled in the peaceful Nolan Gardens complex, this single level three-bedroom townhouse offers a lifestyle that's just right. With space where you need it and simplicity where you want it, this home is the perfect fit for downsizers, first home buyers or investors. Light-filled, low-maintenance and bordered by green space, it's a home that makes everyday living easier.

Light, spacious living: The generous lounge is bright and welcoming with plenty of room to relax. A separate kitchen and dining area creates a second living zone with garden views. The open-plan kitchen offers loads of space and storage, making it easy to cook, connect and enjoy time with family and friends.

A courtyard you'll love: Glass sliding doors lead to a private courtyard full of personality, with thriving greenery and irrigation to make upkeep easy. It's the perfect spot for morning coffee, relaxed afternoons, or weekend catchups. Beyond the back gate, you'll find open green space that adds a sense of freedom and connection to nature, a rare bonus in townhouse living.

Flexible spaces that fit your life: Three good-sized bedrooms give you

3  1  2 

FOR SALE
\$629,000+

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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options to suit your stage of life. The main bedroom features wall-to-wall robes and direct access to the two-way bathroom, while two additional bedrooms work equally well for guests, family, or a study.

A location that keeps life easy: Open your back gate and stroll through local parkland to nearby shops and playgrounds. Lanyon Marketplace is just down the road, and it's an easy drive to Tuggeranong or the city. Whether you're downsizing, buying your first home or adding to your portfolio, you'll need to move quickly... this one will be gone in a flash.

Why you'll love it:

- Freshly painted three-bedroom townhouse in sought-after Nolan Gardens complex
 - Light-filled lounge with generous proportions
 - Open-plan family meals and kitchen area with eat-in bench, electric cooking and plenty of storage
 - Private courtyard with established gardens and gate access to green space
 - Master bedroom with wall-to-wall built-ins and bathroom access
 - Two additional bedrooms, one with built-ins
 - way family bathroom with separate bath and shower
 - Ducted gas heating throughout, split system in lounge room, fans in living areas and bedrooms
 - Automated irrigation to the front & rear gardens
 - Single remote-entry garage with internal access, plus additional allocated carpark
 - Easy walk to local shops, cafés, public transport and everyday amenities
- " Living area: 104m²
" Garage area: 20.5m²
" Extra parking area: 18m²
" Block size: 200m²
- Complex built: 1993
 - EER: 3.5 Stars
 - Rates: \$631.55 p/q
 - Land Tax: \$859.00 p/q (investors only)
 - Body Corp: \$681.66 p/q

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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EER 

MORE DETAILS

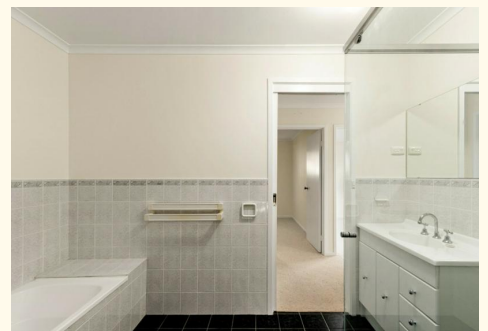
Property ID	CV6HQH
Property Type	Townhouse
House Size	125 m2
Land Area	200 m2
EER	3.5

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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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