

# 15/6 Kettlewell Cres, Banks, ACT, 2906

## House For Sale

Thursday, 7 November 2024



THE  
PROPERTY  
COLLECTIVE

15/6 Kettlewell Cres, Banks, ACT, 2906

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Modern Style Meets Comfort

Enjoy a refined lifestyle in this beautifully appointed single-level townhouse, perfectly positioned for those who appreciate tranquillity and easy access to parks, walking trails, and main arterial roads. In a highly sought-after complex and proximity to lush green spaces, this home offers the ideal blend of convenience and serenity.

Step inside to find an atmosphere of elegance, with fresh paint, new carpets, and sleek square-set ceilings that create a bright, modern setting. Thoughtful design elements include bulkheads and an inviting atrium that fills the vast living space with natural light, crafting a warm yet contemporary ambience.

At the heart of the home, the galley kitchen awaits with expansive benchtops, gas and electric cooking, and ample storage, including a full pantry with custom cabinetry and a dishwasher. It's a versatile space for everything from weekday breakfasts to weekend gatherings, ideal for making memories around good food.

Each of the three bedrooms is generously sized, providing a peaceful retreat with soft carpets underfoot. The two bathrooms, including a stylish ensuite, are designed for relaxation, with sleek finishes and a calming colour palette that elevates daily routines into moments of quiet escape.

Outdoors, the low-maintenance courtyard offers the perfect private retreat for unwinding or entertaining, while adjacent parklands invite you to explore nature right at your doorstep. Additional comforts include reverse-cycle heating and cooling, instant gas hot water, and a two-car space for ultimate convenience.

Located close to parklands, walking trails, and essential transport links, this townhouse connects you to everything you need while offering a peaceful escape at the end of each day. Imagine yourself in this thoughtfully designed home where comfort meets style.

### The perks

- Segregated master suite with walk-in robe and ensuite
- Single-level layout with fresh paint and new carpets
- Double garage with remote and internal access
- Galley kitchen featuring gas and electric cooking, dishwasher, and custom pantry cabinetry
- Stylish interiors with bulkheads and square-set ceilings
- Reverse-cycle heating and cooling for year-round comfort
- Ducted gas heating
- Low-maintenance courtyard and an inviting atrium for added natural light
- Instant gas hot water
- External awnings
- Skylight for main bathroom
- Small complex with a high portion of live-in owners
- Elevated position adjacent to parklands and walking trails
- Easy access to main arterial roads

### The numbers

- Internal living: 134m<sup>2</sup>
- Garage: 40m<sup>2</sup>
- Build year: 2003
- EER: 4.5
- Rates: \$644 per quarter
- Land Tax (if rented): \$918 per quarter
- Strata: \$730 per quarter
- Rental Estimate: \$550-580 per week