

# 4 Mathews Place, Banks, ACT, 2906

## House For Sale

Friday, 8 November 2024



THE  
PROPERTY  
COLLECTIVE

4 Mathews Place, Banks, ACT, 2906

**Bedrooms: 4**

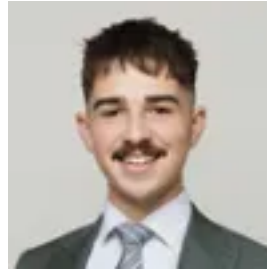
**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Lisa Silberberg  
0416227666



Chevy Dolan

## The ultimate family and entertainers home

Nestled in a peaceful cul-de-sac, this beautifully renovated home offers a balance of modern comforts with a warm, inviting atmosphere focused on relaxation and great times with friends and family.

Upon entry, you'll enjoy floating timber flooring and fresh paint, enhanced by newly installed downlights that complement the fresh, modern interiors neutral colours ready to embrace your splashes of complimentary colour. Soft natural light floods the vast north facing living areas, creating an ambience of tranquility.

The heart of the home is the recently renovated kitchen, designed for the avid cook and entertainer alike. Featuring a large gas stove top, matt black sink and tapware, and even a dedicated wine fridge. This kitchen sets the stage for memorable gatherings and culinary adventures.

With four well-appointed bedrooms that include robes, there's ample space for everyone. The main bedroom offers an abundance of storage in its walk-in robe and ensuite for added privacy and luxury. The additional bedrooms are equally inviting, ensuring comfort for family members or guests.

Outside, an expansive decking area beckons, perfect for summer entertaining with an outdoor fan for added comfort. The large grassy area adjacent to the deck provides a versatile space for relaxation or play, and with the quiet cul-de-sac location, outdoor moments are made all the more enjoyable.

Located close to local parks, and public transport, this home offers family-friendly amenities within easy reach. Imagine the convenience of a modern lifestyle with the comfort of a quiet, welcoming neighbourhood.

Whether you're seeking a downsize without the compromise or a great family home simply reach out to Lisa Silberberg on 0416227666 to arrange your private inspection.

### The perks:

- Quiet cul-de-sac location
- Recently renovated with modern features
- Single garage/home office
- Spacious kitchen with gas stovetop, large sink and wine fridge
- Alfresco outdoor with BBQ kitchen
- Segregated master suite with dressing room and ensuite
- Ducted gas heating and evaporative air conditioning
- Ceiling fans and feature lighting
- Expansive covered outdoor decking with fan, ideal for summer gatherings
- Easy side drive-through access to rear garden
- Low maintenance block
- Close to schools, shops, parks and ovals

### The numbers:

- Internal living: 150.6m<sup>2</sup>
- Garage: 18m<sup>2</sup>
- Block Size: 560m<sup>2</sup>
- Build year: 1993
- EER: 2.0
- Rates: \$619 per quarter
- Land Tax (if rented): \$995 per quarter
- Rental Estimate: \$710 - \$740 per week