

40 Olive Pink Crescent, Banks, ACT, 2906

LUTON

House For Sale

Thursday, 19 December 2024

40 Olive Pink Crescent, Banks, ACT, 2906

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Ben Holder

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Elegantly Renovated Home in a Desirable Location

This impeccably updated home boasts a refined, elevated design, offering a harmonious blend of modern elegance and functional living. Situated in the highly desirable neighbourhood of Banks, the property features beautifully landscaped gardens, spacious living areas, and a large open kitchen, ideal for family living and entertaining. With its generous layout and quality finishes, this residence provides a perfect sanctuary in an enviable location.

Inside, the home boasts a range of modern updates, including a full repaint in 2018, stylish Karndean interlocking vinyl flooring, and energy-efficient LED downlights. Comfort is assured year-round with evaporative cooling, ducted gas heating (serviced annually), and excellent insulation in both the walls and ceiling. Natural light fills the open-plan living areas, creating a bright and inviting space, while ample storage solutions are thoughtfully integrated throughout the house.

The gorgeous kitchen is a standout feature, offering Caesarstone benchtops, Westinghouse appliances, an induction cooktop, and soft-closing cupboards. Thoughtfully designed, it includes a built-in range hood, USB ports, a pantry with pull-out drawers, and plenty of bench space. Practical touches like a large fridge space, a built-in bin, and corner cupboards enhance the kitchen's functionality.

Outside, the property continues to impress. The 9.9kW solar system and irrigated garden beds and pots support sustainable living, while the landscaped backyard features a mix of dogwood trees that bloom beautifully in spring, a thriving Eureka lemon tree, and manicured hedges. The elevated backyard provides a stunning setting for outdoor entertaining, complete with a large pergola and beautiful airflow.

Contact me today to arrange a private inspection and take the first step towards making this remarkable home yours.

Key Features:

- 4 Bedrooms | 2 Bathrooms | 2-Car Garage
- Built-in robes in all bedrooms
- Evaporative cooling and ducted gas heating
- Carpet in all bedrooms
- Induction cooktop & oven
- Stunningly landscaped gardens
- Ample storage throughout
- Updated kitchen (2018)
- Caesarstone benchtops in the kitchen
- Light-filled interior
- Open-plan living
- Separate powder room
- Great outdoor entertainment
- Elevated backyard
- 9.9kw Solar system
- Family-friendly location

Other Features:

- Ducted gas heating system was upgraded to a 7* high efficiency unit (2018)
- Crimsafe screens on all sliding doors
- Karndean interlocking vinyl flooring with 6 mm insulation incorporated (2018)

- All cupboards in the kitchen are soft-closing
- A lot of PowerPoints throughout the whole house
- An extremely practical kitchen
- Irrigated garden beds (automatic) & self-irrigated garden pots
- Dogwood trees (20 years old) Full blooms in Sept/Oct Pink and white trees
- Native birds in the garden
- Side space to fit a trailer, car, boat, or caravan
- Garage Size: 36.78 m²

Key Details:

- Unimproved value: \$499,000
- Land rates: \$2,791
- Land tax (If rented): \$4,536
- Living size: 185.83 m²
- Block size: 643 m²
- EER: 4.5
- Year Built: 2005

Disclaimer:

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