

**1 Bruce Dittmar Street, Forde, ACT 2914**



**Sold House**

Monday, 23 October 2023

1 Bruce Dittmar Street, Forde, ACT 2914

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 410 m2**

**Type: House**



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## Contact agent

What you see: Fronting private parkland and with access to the Zakharov pond this north facing corner position offers unmatched privacy and natural light. With entertaining and family living in mind, this home is large enough for the family to grow into with enough peace and privacy for the parents to also enjoy. This prime location just minutes to Burgmann School, offers an easy lifestyle for anyone looking to join the highly regarded Forde community. What we see: Unmatched opportunity in a location hard to beat. See more: North facing open plan living Gourmet kitchen with ample storage, 20mm stone bench tops featuring herringbone tile backsplash, island bench and WIP Appliances include Smeg gas stovetop, electric oven and double Fisher and Paykel dishwasher Multiple spacious living areas both downstairs and upstairs Master bedroom includes WIR, en-suite and balcony with views over private parkland Downstairs bedroom with en-suite and BIR Additional 2 bedrooms with BIR's All three bathrooms with floor to ceiling tiling Ample storage throughout In tile floor heating in kitchen and living Ducted reverse cycle heating and cooling Ducted vacuum system 1.5kW Solar system Large covered outside alfresco with access from dining and living Low maintenance and established gardens with irrigation system Double lock up garage with internal access Multiple viewing points of the reserve and private park land throughout the house Scenic walking paths to Lyall Gillespie Corridor, Forde Pond and nature reserves in close proximity Within 2 minutes' walk to Forde Playground Within 5 minutes' walk to Forde Community Centre Within 5 minutes' walk to Forde Shops and local cafe Within 7 minutes' walk to Burgmann Anglican School Forde Campus Within 1 minutes walk to Lyall Gillespie Corridor Within 5 minutes' drive to Marketplace Gungahlin Within 20 minutes' drive to the City Total Living: 196m<sup>2</sup> Upper Living: 86m<sup>2</sup> Ground Living: 110m<sup>2</sup> Balcony: 10m<sup>2</sup> Porch: 10m<sup>2</sup> Alfresco: 21m<sup>2</sup> Garage: 36m<sup>2</sup> Block size: 410m<sup>2</sup> Built: 2010 EER: 4.0 UCV (2023): \$537,000 Rental Appraisal: \$950 - \$1,000 pw Rates: \$2,921 p.a Land Tax: \$4,838 (applicable only when rented) Disclaimer: The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.