

1 Jessie Street, Forde, ACT 2914

STONE

House For Sale

Thursday, 26 October 2023

1 Jessie Street, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 563 m²

Type: House



Jess Smith

0410125475

Auction 19/11/2023 at 11:30am

Property to be auctioned on-site on 19/11/2023 at 11:30 am, with offers welcome prior. Nestled in the picturesque suburb of Forde, this stunning double-storey home boasts charm and modern elegance. With four spacious bedrooms and three well-appointed bathrooms, it offers a perfect blend of comfort and functionality for a growing family. The ground floor features three welcoming living areas and bedroom 4 with a private entrance and bathroom. The kitchen is a chef's dream, equipped with quality appliances and ample counter space. Upstairs, the generously sized bedrooms offer tranquil retreats, while the master suite enjoys the luxury of an en-suite bathroom, walk-in robe and a balcony with uninterrupted views over Mulligans Flat Woodland Sanctuary. Throughout this home, large windows flood the interiors with natural light, and a thoughtfully designed layout blends functionality and privacy; this truly is a haven of both style and practicality. Outside, a charming garden and outdoor entertaining area provide a perfect setting for relaxation and social gatherings.

Features Overview:- North facing- Architecturally designed home- Two-level floorplan, free-standing separate title home- Double brick construction on the ground floor, timber frame upstairs- 2.7 meter high ceilings- solid-core timber doors throughout - Tasteful blend of European double glazing and ComfortPlus glazing - 40 mm kitchen benchtops- 3 person infrared sauna- VioFlame fireplace- NBN connected with FTTP - 3-phase power through the home. Charge electric cars three times faster than traditional 1-phase homes. - Surround sound speakers separately hard-wired to entertaining rooms downstairs and ensuite upstairs- Age: 13 years (built in 2010)- EER (Energy Efficiency Rating): 5.0 Stars Sizes (Approx)- Internal Living: 245.9 sqm - Alfresco: 30.7 sqm- Balcony: 5.5 sqm- Porch: 2.7 sqm- Garage: 40.1 sqm- Total residence: 316.7 sqm- Block: 563 sqm Prices- Rates: \$812 per quarter- Land Tax (Investors only): \$1,390.25 per quarter

Inside:- Master suite with walk-in robe, ensuite and balcony- Spacious bedrooms, all with built-in robes- Upstairs main bathroom and downstairs bathroom - Upstairs sitting room/rumpus The downstairs bedroom and bathroom area has a separate outside access and can easily serve as a teenage retreat / private retreat for visiting family/ office.- Large laundry room with storage, external access and sauna- 3 x living areas- Open-plan kitchen and dining- Large kitchen with quality appliances and breakfast bar- Ample storage throughout- Ducted reverse cycle heating and cooling- Gas hot water- New carpet with acoustic cushion underlay- Double-car garage with internal access

Outside:- Upstairs balcony- Large back alfresco- Easy to maintain front and back garden

Construction Information:- Flooring: concrete slab to the ground floor, suspended timber to the upper level- External Walls: double brick downstairs, timber framed with fibrous cement cladding to the upper level- Roof Construction: timber truss construction Colourbond roof covering

As a master-planned community, Forde includes 11 main parks and 39 hectares of wetlands and nature reserves with trails designed for eco-activity. Consequently, every home is situated within 200 metres of a landscaped park, wetland or nature reserve. 29% of the suburb is devoted to green space. Mulligans Flat Nature Reserve encompasses a natural habitat with a rich Indigenous history and reflects a colourful European heritage. The reserves are also one of the best bird-watching sites in the ACT and home to the rare regent honeyeater and Forde's superb fairy-wren. The nature reserves at Mulligans Flat and nearby Goorooyarroo, include four native bird species and populations of rare shingleback lizard, echidna, frog and reptile species.

Inspections:We are opening the home on Saturdays with mid-week inspections. However, If you would like a review outside of these times, please email us at jesssmith@stonerealestate.com.au

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