

**10 Cleggett Street, Forde, ACT 2914**

**MARQ**

**Sold House**

Tuesday, 15 August 2023

10 Cleggett Street, Forde, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 325 m2**

**Type: House**



Justin Taylor  
0414701465

**\$1,065,000**

Sleek, stylish and superbly appointed throughout, this delightful 4 bedroom residence offers a perfect blend of comfort, style, and easy-care living, perfect for the growing family or busy professionals. Cleverly designed, it opens to private level lawns with a sunny entertaining area all on a peaceful and private block. Take advantage of this select address being only moments to a host of parks, schools, local buses, walking trails and Forde shopping village.- Modern dual level design, superb condition throughout- Generous living spaces with 225sqm under roofline- Sunny family room flowing seamlessly to the private entertaining area- Great northerly aspect allowing plenty of natural light - Superb formal lounge area- Chic stone kitchen, quality appliances, pantry, dishwasher- Spacious master suite, walk in robe, quality bathroom- Remaining bedrooms all of good size all with built in robes- Ducted reverse cycle heating and cooling system - Private entertaining area with electronic covered Vergola- Walking distance to parks and nature reserve, perfect for outdoor activities- Close to local shops, cafes, and restaurants for your convenience.- Easy access to public transportation for effortless commuting.Recent comparable sales in Forde, highlight the value on offer here:- 6 Allnutt Crescent (325sqm block) \$1,080,000 - 15 Francis Forde Blvd (330sqm block) \$1,120,000 - 44 Turbayne Crescent (465sqm block) \$1,140,000 - 4 Miljanovic Street (370sqm block) \$1,140,000 - 38 Helen Leonard Crescent (387sqm block) \$1,155,000 - 45 Ada Baker Street (374sqm block) \$1,175,000- 5 Octomon Street (432sqm block) \$1,180,000- 34 Phyllis Frost Street (638sqm block) \$1,201,000\*\*- 21 Spillett Street (704sqm block) \$1,305,000 - 51 Doris Turner Street (704sqm block) \$1,335,000\*\*- 6 Chiesa Street (398 sqm block) \$1,430,000\*\*(\*\* Denotes Sold by Justin & Dimi from MARQ property)Brief Summary:- Year of construction: 2008- Internal living area: 184.48sqm- Garage area: 36.96sqm- Portico: 3.79sqm- Total area: 224.96- EER: 3.0- Block Size: 325sqm- U.V. \$470,000 (2022)- Rental Potential: \$780 - \$830 per week- Rates: \$2,494 p.a.- Land Tax: \$3,843 p.a. (If investment)Don't miss this fantastic opportunity to own a beautiful, easy-care home in one of Canberra's most desirable suburbs. Whether you're a growing family or seeking a peaceful retreat, this property represents smart buying and will appeal to a wide range of buyers.