

**11 Buscombe Street, Forde, ACT 2914**

**MARQ**

**Sold House**

Friday, 25 August 2023

11 Buscombe Street, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 610 m<sup>2</sup>

Type: House

**\$1,580,000**

Showcasing stunning architectural flair with fluid contemporary design, an ex-builder's display home this distinguished four-bedroom residence is positioned in a fantastic pocket of Forde close to the local shops and Yerrabi Pond. A home that truly captivates the eye, offering a harmonious blend of elegance and modernity with the perfect Northern aspect that indulges in the luxury of multiple living spaces, perfectly designed to entertain and accommodate your every need. The carefully curated design extends outdoors, where manicured gardens provide a picturesque backdrop for outdoor leisure and entertainment, creating an oasis of tranquility. The property is conveniently located only a short walk from local Forde Shops, various parks, playgrounds and the esteemed Burgman Anglican School. A tidy creeping fig sprawling the striking façade and level 610sqm block. Formal entrance greets you with an open stand, timber staircase and double story void. Beautiful vaulted ceiling spanning a total of 4 metres at its peak, featuring three Velux skylights with motorised blinds. Generous kitchen with new appliances, ample bench space, storage, and a walk-in pantry. Cosy formal lounge, open plan kitchen, dining and living area with direct access to covered alfresco. Private rumpus room or playroom for the kids with backyard access. Master bedroom complete with a walk-in-robe, ensuite and wonderful Northern Aspect. Bedrooms 2, 3 and 4 all carpeted with built-in-robos. Main bathroom with walk-in-shower and deep bathtub. Alluring and attractive wine cellar. Large laundry with external access, plenty of storage and bench-space. Ducted reverse cycle for heating and cooling, with high energy rating, single and double glazed windows. Ideal Northern Aspect to majority of the living areas, with wise design features like the upstairs Western sun shades to keep cool in summer. Secure double car garage, with electric roller door, internal and backyard-drive-through access for boat, trailer, or extra vehicle. Ideally located only moments to local shops, Gungahlin and the picturesque Yerrabi Pond with a variety of quality private and public schools nearby. Multiple bus links to Gungahlin, Belconnen and the City. Living Size 257sqm, 17sqm under roof alfresco.