

12 Phyllis Frost Street, Forde, ACT 2914

home by holly

Sold House

Friday, 11 August 2023

12 Phyllis Frost Street, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 588 m2

Type: House



Rick Meir

0491850701

\$1,105,000

#soldbyrick+tina \$1,105,000 Framed by manicured gardens in a premier setting close to nature reserves and the Bicentennial Walking Trail, this impressive home showcases outstanding contemporary design, coupled with effortless style. Beautifully positioned on a generous 588m² allotment, convenience is assured, with a stellar location just moments to Mulligan's Flat Nature Reserve, Forde shops, Burgmann Anglican School and an array of popular amenities. Leave the world behind and immerse yourself in a stunning sanctuary, that exudes a tranquil ambience, finesse, and enticing modern comforts. Providing an immediate sense of privacy, enhanced by lush established hedges, the home has been beautifully designed with a focus on family, boasting separate living areas, that offer direct access to the garden, to maximise indoor outdoor flow. Central to the home is a light-filled open plan family & modern kitchen that are ideally placed to entertain, seamlessly merging with the covered alfresco off the dining area to encourage all-weather gatherings with family and friends. If peace and quiet is more your style, escape to the spacious master suite, cleverly segregated, to help you relax and unwind. Featuring a desirable single-level design, functionality has been thoughtfully considered throughout, to include a walk-in pantry, walk-in linen and study nook, that could easily convert to a cellar, or as required. With direct access to the garden, the study/4th bedroom inspires creativity and is currently used as a retreat, providing excellent flexibility and options. Set in a highly sought-after location, within minutes to popular shops, cafes, schools and recreational facilities, this outstanding home combines the best of modern living with an enviable lifestyle. To arrange an inspection, contact Rick and Tina on 0408 588 770. Features: outstanding location close to Mulligan's Flat Nature Reserve. generous 588m² (approx) block. separate living areas with direct access to garden. three bedrooms + study + walk-in study nook. master suite with walk-in wardrobe, ensuite with double shower, double vanity and separate toilet. family friendly 3 way main bathroom. bedroom three and four boasts direct access to a private leafy garden. attractive modern kitchen with island benchtop, and walk-in pantry. plantation shutters (master bedroom and living room). ample storage including two ceiling storage spaces and walk-in linen. modern bathroom + separate powder room. ducted gas heating with add on cooling. choice of outdoor living spaces. double garage with internal and external access. established, easy-care gardens with manicured hedges. 27 solar panels. side driveway and access. electronic security keypad lock for the front door. doorbell/security system for the side access on Phyllis Frost St. garden sheds and water tank. Fine details: (all approximate): 172m² living. Porch: 4.61 sqm. Alfresco: 10.46 sqm. Garage: 38.87 sqm. Block: 588m² Rates: \$708 per quarter approx. Land Tax: \$1158 per quarter approx (only applicable if not your primary residence)