

13 Bromham Street, Forde, ACT 2914

VERV

Sold House

Thursday, 16 November 2023

13 Bromham Street, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 696 m2

Type: House



James Scott
0261763476

\$1,650,000

Price Guide: \$1,550,000+ Experience the pinnacle of architectural excellence at 13 Bromham Street, Forde. Crafted with precision over 3 levels by skilled builders from Finland a decade ago, this residence has been meticulously maintained to the highest standards, offering bespoke fixtures and fittings that befit a modern family home. Nestled gracefully atop one of Forde's most elevated locations on a corner block, this stunning home treats you to breathtaking panoramic views spanning from Gungahlin to the majestic Brindabella Mountain range. The home's north-easterly orientation bathes it in natural light, accentuating its grandeur. Inside, discover 3 spacious living areas, 4 generously proportioned bedrooms complete with built-in robes, and a master bedroom suite on the upper level that includes a substantial walk-in robe, ensuite, parents' retreat, and a private balcony. Designed for both leisurely living and entertaining, the ground floor encompasses ample space for the whole family to relish. You'll find a formal lounge, dining area, family room, and a spacious rumpus room. Additionally, a guest bedroom graces this level, alongside a well-appointed kitchen that seamlessly flows onto a capacious outdoor entertaining area, complete with a refreshing pool and a timber deck. Descending a few steps you'll discover 2 generously-sized bedrooms with built-in robes, a separate laundry with abundant storage, a large main bathroom with a separate toilet, and a traditional Finnish sauna. Access to the large double remote-controlled garage with a 3-phase electric car charger is also located on this level. Outdoors, discover an entertainer's delight with a large covered alfresco area, with automatic screens, a solar-heated inground pool and a stunning timber deck. Above be treated to your own power supply from the installed solar system. As one of Canberra's most sought-after suburbs, Forde exudes a unique charm, with nearly 30% of its area dedicated to parks and playgrounds, specialty restaurants, cafes, public transport, and Burgmann Anglican School. You'll enjoy the proximity to Mulligan's Flat, Forde Wetlands, and Heritage Park, perfect for leisurely weekend walks in nature. This home boasts an array of outstanding features, making it impossible not to fall in love with it:

- Top floor dedicated to the master suite, featuring a walk-in robe, ensuite, parents' retreat, and balcony
- 3 distinct living areas, including a formal living room, family room, and rumpus room
- Well-appointed kitchen with Caesarstone benchtops, SMEG freestanding cooker, Bosch dishwasher, and a breakfast bar
- An entertainer's backyard with a large alfresco area, an inground pool, and deck
- Double glazing throughout
- In-slab heating and ducted reverse cycle heating and cooling
- High ceilings
- Abundant natural light throughout the home
- Beautiful floating Bamboo timber floors
- Ample storage space
- Custom designer cabinetry with soft-close drawers
- 3 generously sized bedrooms with built-in robes
- Spacious dining room
- Careful thought through open-plan design
- Remote-controlled double lock-up garage with extra off-street parking
- A park right across the street, offering children's playground equipment, exercise facilities, and BBQ areas
- A short stroll to Forde shops, Burgmann Anglican School, public transport, Mulligan's Flat, Forde Wetlands, and Forde Heritage Park
- 5-minute drive to Gungahlin Town Centre

Key Figures:- Total Living Size: 265sqm- Upper Living: 66sqm- Lower Living: 199sqm- Garage Size: 44m²- Block Size: 696sqm