

# 14 Phyllis Frost Street, Forde, ACT 2914



## Sold House

Saturday, 4 November 2023

14 Phyllis Frost Street, Forde, ACT 2914

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 265 m2**

**Type: House**



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## Contact agent

This quality family home in one of Forde's premium streets is sure to appeal to those seeking a spacious single level home in a quiet & leafy location. Feel at one with nature with the Mulligans Flat Nature Reserve at the end of the street whilst still enjoying all of the conveniences of suburban living. The suburb of Forde is a unique, a well-planned estate offering a beautiful balance of nature & amenity with thriving local shops, community & educational facilities as well as many local parks & the Mulligans Flat Nature reserve. The suburb contains over 20km of walking trails & cycleways weaving their way through over 40 hectares of green space. 14 Phyllis Frost Street offers an expansive 257m<sup>2</sup> house over a single level, well sited on the 528m<sup>2</sup> parcel of land. The home offers multiple living spaces ideal for daily living, however just as easily lending themselves to entertaining on a small or large scale. The connection of the residence to the outdoor alfresco area provides a seamless flow from the indoors to the outdoors where you can live and socialise in complete privacy. The versatile floor plan includes a large open plan family and meals areas forming the hub of the home, an oversized designer kitchen and formal living areas to the front of the residence. There is an additional theatre room or 4th bedroom to give the home flexibility. You will be impressed by the soaring 4.5m raked ceilings to the main living spaces, and with these areas drenched in sun, it is immediately evident the design has taken full advantage of the Northerly aspect. Do you have extended family or guests staying regularly? This home caters perfectly for this, with the 3rd bedroom being of generous proportions, segregated to the front of the home and boasting its own ensuite bathroom (in addition to the other two bathrooms). Outdoors, the home offers a large alfresco area connected to the home via the large glass bi-fold doors, which seamlessly disappear when desired and open up this area of the home creating the ultimate entertaining space. This space acts as an extension of the living areas, with plenty of space for dining and entertaining in the warmer months. The generous yard areas of the home extend to include synthetic grass for the kids and pets to enjoy as well as a sizeable veggie patch with raised garden beds. The easy-care nature of the garden means you won't become a slave to it, instead, you can enjoy the plethora of green open space outside your doorstep without the need to take care of it. The ideal position, quality inclusions and expansive single-level design of this home make it an attractive proposition in the current market. The property is well-suited to a wide range of buyers, including families, executives who enjoy the finer things in life, or those who wish to downsize in style to a modern easy-care residence.

Summary of features:

- \* Premium location only metres from the Mulligans Flat nature reserve
- \* 3 generous bedrooms (all with built-in robes, main bedroom with walk-in robe)
- \* 3 large living spaces in total (theatre could be easily converted into 4th bedroom)
- \* 3 high-quality bathrooms (main with spa bath)
- \* Spacious open plan family & meals area with high raked ceilings (up to 4.5 metres)
- \* Formal lounge & dining room with high 2.7 metres ceilings
- \* Versatile theatre/rumpus room (or 4th bedroom)
- \* Well-appointed bathrooms, including full height tiling
- \* Separate laundry with generous storage
- \* Oversized kitchen with an abundance of storage space & extra long breakfast bar
- \* Freestanding combination Omega oven with gas cooktop
- \* Fisher & Paykel double dish-drawer
- \* Hydronic in-slab heating (gas heated)
- \* Ducted evaporative cooling
- \* Fully established easy maintenance gardens + vegetable garden
- \* Irrigation system connected to gardens
- \* Large alfresco area
- \* Deck area + timber bench seating
- \* Gas bayonet outdoors for BBQ connection
- \* Solar panels
- \* Intercom to front door
- \* Ducted vacuum system

Oversize double garage, with built in storage cupboards

Water tank

Sizes:

- Block: 528m<sup>2</sup>
- Living area: 182.86m<sup>2</sup>
- Garage: 43.54m<sup>2</sup>
- Alfresco: 19.52m<sup>2</sup>
- Porch: 11.21
- Side porch: 8.81m<sup>2</sup>
- Total house size: 265.94m<sup>2</sup>
- Built in 2010