

# 15 Beveridge Crescent, Forde, ACT 2914

STONE

## House For Sale

Monday, 15 January 2024

15 Beveridge Crescent, Forde, ACT 2914

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 548 m2

Type: House



Hugo Mendez  
0421349916

## By Negotiation

Look no further than this exceptional light-filled home in popular Forde, thoughtfully crafted for the modern family and the passionate entertainer. This home is situated on a corner lot opposite a scenic parkland and cycle path. Burgmann School is within walking distance, while Frankie's restaurant and shops are nearby. Your future home boasts five bedrooms, including the master suite comprising new carpet, a lavish ensuite (with under-floor heating and dual showers) and an expansive walk-in robe with custom joinery and a private study. There are three expansive living areas including a family room with a stunning 5m high raked ceiling, custom-made bar, stone benchtop, wine racks and a gourmet kitchen with Caesarstone countertops and high-end appliances. This property is serviced by ducted reverse cycle air conditioning, a ducted vacuum system, NBN broadband and a comprehensive security system. Adjacent to the outdoor kitchen with BBQ is a solar heated in ground pool with water blade feature and new glass safety fence, offering a haven for relaxation and entertaining. With ample parking, a double garage with a workshop bench, and secure gates, this home seamlessly combines elegance with functionality. Corner location on quiet street directly opposite parkland and cycleway with quick walk to popular Burgmann School, Frankies restaurant/bar, shops and Aquatots pool. North facing living area and private sunny courtyard. Four separate, private outdoor entertaining spaces. Five bedrooms plus study room, over 295sqm of living excluding attic and aircon storeroom, outdoor covered areas and garage. Three expansive and separate living areas. Large 45sqm double garage with workshop bench, internal access and remote-control door. 5m high raked ceiling in family area with remote control blinds on high windows. Solid hardwood spotted gum timber floors. Multiple storage spaces including an enormous attic with pull-down ladder. Ducted and zoned reverse cycle air conditioning. Ducted vacuum system. Zoned alarm system with back to base capability. Solar heated swimming pool with glass safety fence and waterfall feature. NBN Connection. Extra parking at front and side of house for up to four cars. Custom made bar with sink, stone benchtop, quality joinery and wine-racks. 30mm Caesarstone kitchen bench with undermount sink. 750mm Smeg gas cooktop. Smeg exhaust fan with 900mm stainless steel canopy. Smeg pyrolytic oven. Fisher and Paykel double dish-drawer dishwasher. Large walk-in pantry. Covered Outdoor kitchen with BBQ and Water feature. Private upstairs balcony with greenery outlook. 5.5m x 4.5m master bedroom with new carpet and shutters, dual showers in ensuite which has under floor heating. Extra-large walk-in robe with custom joinery. Adjoining private study with custom joinery. Bedroom two has a wall mounted fold away queen bed. All downstairs bedrooms with new carpet. Private tiled outdoor living spaces. Secure lockable gates all around house. CCTV security monitoring system with four external cameras. Extra secure service area at side of garage. Large pool equipment shed. Attractive low maintenance garden. Close proximity to Mulligans Flat nature reserve. 15 minute drive to airport via Majura Parkway. Total house size 340.89sqm, approx. Living size (Excluding garage.) 295.89sqm, approx. Garage size 45sqm, approx. 2023 UV \$658,000. Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties to make further enquiries.