

**15 Bruce Dittmar Street, Forde, ACT 2914**

STONE

**Sold House**

Thursday, 22 February 2024

15 Bruce Dittmar Street, Forde, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 286 m2**

**Type: House**



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**\$835,500**

Settle into your vibrant, easy-maintenance and stylish lifestyle in one of the most highly sought after pockets of Forde, just moments from the Mulligan's Flat Nature Reserve and a few minutes' walk to the popular Yerrabi Pond. Featuring bright interiors, quality inclusions and a versatile floorplan, this residence is a turn-key ready property for you to set it up just the way you like. The custom designed kitchen is definitely a major selling feature to this property, with 40mm stone benchtops with a waterfall edge acting as a breakfast bar and ample storage throughout. With quality inclusions, including soft close drawers and a filtered water tap it really is an entertainer's kitchen positioned in the heart of the home. Accompanying this entertainers kitchen is its dining area that seamlessly flows to the undercover outdoor deck, perfect for use all year round. The rear yard is perfect for the growing family, with manicured grass space for the kids to enjoy. Features Overview:- Single level floorplan- Double glazed windows throughout- Located near Forde shops and Gungahlin Town Centre for shops, restaurants, schools, cafes, transport options and other amenities- NBN connected with Fibre to the Premises (FTTP)- Age: 14 years (built in 2010)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 105.62 sqm- Porch: 3.70 sqm- Deck: 11.58 sqm- Garage: 21.36 sqm- Total residence: 142.26 sqm- Block: 285 sqm Prices:- Rates: \$750.82 per quarter- Land Tax (Investors only): \$1,259.45 per quarter- Conservative rental estimate (unfurnished): \$630-\$650 per week Inside:- Large open plan kitchen with 40mm stone benchtops, ample storage throughout- Quality appliances in the kitchen including filtered water tap, new dishwasher- North-facing family room that seamlessly flows to outdoor grass space- Three bedrooms with built in robes- Stunning bathroom and ensuite, with floor to ceiling tiles, heated towel rails and wall-hung vanities- Bamboo flooring to lounge and dining- NBN connected (fibre to the home) with network cabling to all bedrooms & lounge room. - Ample storage space throughout the home- Ducted gas heating and evaporative cooling- Garage accessible from front, interior and backyard Outside:- Undercover deck area extending off the dining, perfect for entertaining- Easy-care grass space at front and back of residence- 4000 litre rain water tank- Clothesline Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Double glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0 with reflective foil- Roof Insulation: Thermal insulation value approximately R-4.0 with reflective foil Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a viewing outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au). Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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.