

15 Francis Forde Boulevard, Forde, ACT 2914

Sold House

Monday, 14 August 2023

STONE

15 Francis Forde Boulevard, Forde, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 330 m2

Type: House



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\$1,120,000

This 3-bedroom family home is an exceptional prestige residence of unparalleled beauty and simplicity. Winner of the 2008/2009 HIA Small Lot House of the Year and runner-up of the HIA Greensmart House of the Year, this prestigious 230sqm residence exhibits all the hallmarks of high-end luxury living and is situated within the esteemed master planned community of Forde. Opposite Forde Heritage Park and located just 300m from local shops, supermarket, restaurants, cafes, Aquatots Swimming Pool, childcare centre, Burgmann Private Primary and Secondary Anglican School; providing a lifestyle sure to be enjoyed. Features Overview:- North-facing to the rear - Two Storey floorplan, free-standing separate title home- NBN connected with FTTP- 6.6 Kw Solar panel system- Velux skylights- Age: 14 years (built in 2009)- EER (Energy Efficiency Rating): 4 Stars Sizes (Approx.):- Internal Living: 195.80 sqm (90.50 sqm upstairs and 105.30 sqm downstairs)- Alfresco: 8.6 sqm- Porch: 1.7 sqm- Balcony: 9.7 sqm - Garage: 24.30 sqm- Total residence: 230.40 sqm- Block: 330 sqm Prices- Rates: \$600.50 per quarter- Land Tax (Investors only): \$853.50 per quarter- Conservative rental estimate (unfurnished): \$680 - \$720 per week Inside:- Freshly painted- Master Suite with walk-in robe, large ensuite, balcony and skylights- Spacious bedrooms all with built-in robes- New carpet in bedrooms- Main bathroom with bath and floor-to-ceiling tiles- Formal and Informal living areas- Modern kitchen with stainless steel appliances, ample storage and an island bench- New Ilve 90cm gas cooktop and 75cm pyrolytic electric oven- New Westinghouse rangehood- New Bosch Dishwasher- Front formal living area- Open plan living and dining with glass sliding doors through to the alfresco and pool area- Electric fire heater in the living/family room- Laundry room with external access- Ducted gas heating with add on cooling- Solar hot water with instantaneous gas booster- Ducted vacuum- Single garage with internal access Outside- Easy to maintain front and back yard- undercover alfresco - Saltwater swimming pool with automatic chlorinator, glass medium filtration system Construction Information:- Flooring: Concrete and timber flooring- External Walls: Brick veneer to the ground floor and compressed fibro cladding to the upper floor area(s)- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters - Window Frames: Aluminium window frames- Window Glazing: Single and double-glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.0 with Anticon roof blanket As a master-planned community, Forde includes 11 main parks and 39 hectares of wetlands and nature reserves with trails designed for eco-activity. Consequently, every home is situated within 200 metres of a landscaped park, wetland or nature reserve. 29% of the suburb is devoted to green space. Mulligans' Flat Nature Reserve encompasses natural habitat with, rich Indigenous history and reflects a colourful European heritage. The reserves are also one of the best bird-watching sites in the ACT, and home to the rare regent honeyeater and Forde's superb fairy-wren. The nature reserves at Mulligans Flat and nearby Goorooyarroo, include four native bird species and populations of rare shingle-back lizard, echidna, frog and reptile species. Inspections: We are opening the home most Saturdays with mid-week inspections. However, if you would like a review outside of these times please email us at: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing are 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 make further inquiries.