

**16 Jessie Street, Forde, ACT 2914**



**Sold House**

Sunday, 20 August 2023

16 Jessie Street, Forde, ACT 2914

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 366 m2**

**Type: House**



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## Contact agent

What you see: A home designed to maximise your lifestyle and downsize your maintenance with an exceptional floorplan, adaptable to families at any stage. A modern street presence with the sleek interior to match. Sunday walks around Mulligan's Flat followed by brunch at Frankies, this is a location that's hard to beat. What we see: All of the above. See more: Two storey residence with exceptional use of the block meaning low land rate payments due to smaller block size but with the benefits of a larger home North Facing to the rear Gourmet kitchen with stone waterfall benchtop, step in pantry, tiled splashback and ample bench space Appliances include Bosch and Fisher & Paykel stainless steel appliances, electric stove, oven and dishwasher Master bedroom with private separate study, ensuite with dual vanity and spa bath, walk in robe and balcony Three additional bedrooms with built-in robes Multiple segregated living areas for flexible floorplan across both levels Formal and informal living area's with integrated outdoor space Ducted reverse cycle heating and cooling Additional downstairs powder room Upstairs living/rumpus room Understairs storage room Instantaneous gas hot water Double car garage with internal access Low maintenance outdoor area with exceptional use of the space including a very productive raised bed system with easy care chicken coop (coop can be removed if required) Courtyard area and back yard completely cat-proof with Oscillot Roller Cat Proofing system (can be removed if required) Within 2 minutes' drive to Forde local shops Within 1 minute' drive to Burgmann Anglican School Forde Campus Within 5 minutes' drive to Yerrabi Pond Within 7 minutes' drive to Gungahlin Marketplace Within 24 minutes' drive to Canberra CBD Ground Level: 134m<sup>2</sup> Upper Level: 80m<sup>2</sup> Total living: 253m<sup>2</sup> Garage: 38m<sup>2</sup> EER: 5.0 Block: 366m<sup>2</sup> UCV: \$544,000 (2022) Built: 2011 Rental range: \$800 - \$850 Rates: \$2,749 p.a Land tax: \$4,439 p.a Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property 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 make further enquiries.