

17 Horneville Street, Forde, ACT 2914

STONE

House For Sale

Thursday, 15 February 2024

17 Horneville Street, Forde, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 322 m2

Type: House



Sam Dyne
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\$750,000 - \$780,000

Settle into your lifestyle of comfort, ease and convenience with this stylish 2-bedroom residence just behind the reserves of Northern Gungahlin. Enjoy plenty of natural light throughout the day with North-facing living areas, high ceilings and an open plan layout. Featuring its generous, tall living space with its parallel kitchen facing towards it, this home invites a vibrant atmosphere for the feel-good experience in the day-to-day. Its open area also gives you all the opportunities to furnish the place to truly make it yours. With a compact laundry behind the kitchen and the bath, bedrooms and other storage tucked in the quieter parts of the residence, this floorplan provides well-balanced living for every occasion, whether leisure, work or entertainment. Only a short drive to the Forde Shops and a few minutes into the Gungahlin Town Centre, residents have all the access to the nearby abundance of shops, cafes, and schools. Combined with the reserves, lakes and walking paths of surrounding areas, 17 Horneville provides the friendly, vibrant living that the lively yet peaceful region of Gungahlin has to offer.

Features Overview:- North facing- Single level floorplan- Located near Forde Shops and a short drive into Gungahlin Town Centre; near reserves, walking paths and parks- 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: 101.38 sqm- Garage: 22.54 sqm- Total residence: 123.92 sqm- Block: 322 sqm

Prices:- Rates: \$790.71 per quarter- Land Tax (Investors only): \$1,462.03 per quarter

Inside:- Spacious shared dining and living area featuring high raised ceilings and North-facing windows for plenty of natural light- Parallel kitchen layout equipped with a 4-burner gas cooktop, electric oven and Dishlex dishwasher- Separate laundry room adjacent to kitchen- Separate toilet from bathroom- Ample storage space throughout

Outside:- Grass space at North-end from living area- Raised tanbark gardens- Outdoor paved dining area- Built-in clothesline- Water tank and bins space- Enclosed carport beside residence

Construction Information:- Flooring: Waffle pod concrete slab- External Walls: Brick veneer and weatherboard cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.1 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 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, 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 own superb fairy wren. The nature reserves at Mulligans Flat and nearby Goorooyarroo, include four native bird species and populations of rare shingleback lizard, echidna, frog and reptile species.

Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like a review outside of these times please email us at: samdyne@stonerealestate.com.au.

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