

21 Jack Ryan Street, Forde, ACT 2914

House For Sale

Thursday, 16 November 2023

STONE

21 Jack Ryan Street, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 711 m2

Type: House



Jess Smith
0410125475



Shaye Davies
0459140665

Auction 09/12/2023 at 3:00pm

Property to be auctioned onsite on the 09/12/2023 at 3:00pm with offers welcome prior. Showcasing a custom-crafted design of the highest quality, this impressively scaled 4-bedroom home provides a well-appointed retreat for growing families on a water-view parcel of land. Nestled in one of Gungahlin's most sought-after suburbs, this perfect home is positioned in an ideal location. Offering the convenience of being within walking distance to local schools, shops, cafes, and restaurants while on the fringe of walking tracks, bike paths, playgrounds, and public transport. Features Overview:- North-facing living areas- Split-level floorplan, free-standing separate title home- 5kW solar system - NBN connected with FTTP- Age: 12 years (built in 2011)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx)- Internal Living: 284 sqm- Alfresco: 17.3 sqm- Garage: 52 sqm- Total residence: 353.3 sqm- Block: 711 sqm Prices- Rates: \$775 per quarter- Land Tax (Investors only): \$1,145 per quarter - Conservative rental estimate (unfurnished): \$900 - \$950 per week Inside:- Sprawling layout creates a selection of spacious living zones on lower and upper floors- Elegant interiors enhanced with polished concrete flooring including in-slab heating on the ground floor, an oversized entrance and a large home office- Sleek stone finished kitchen features stainless gas cooktop and walk-in pantry- Oversized bedrooms each appointed with built-in wardrobes and ceiling fans- Ground floor master complete with large walk-in robe and double ensuite- Contemporary main bathroom fitted with separate bath and shower- Powder rooms on both levels- Ducted evaporative cooling- In-slab hydronic heating- Hydronic panel heaters - Ample storage and large laundry- Instantaneous gas hot water- Double lock-up garage with additional workshop/storage spaces Outside:- Well-crafted timber decking extends onto lush level lawns with mature gardens framing bush and water views- Easy access to Canberra CBD, multiple parks and schools Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Brick veneer and compressed cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Aluminium window frames- Window Glazing: 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 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 is 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. However, If you would like a review outside of these times please email us on: jesssmith@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 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.