

31 Leslie Dwyer Street, Forde, ACT 2914

STONE

Sold Townhouse

Friday, 1 September 2023

31 Leslie Dwyer Street, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 209 m2

Type: Townhouse



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\$907,500

This stunning 4-bedroom property is perfect for those with a busy lifestyle and looking for a modern home in a quality location. Boasting sun-filled living flowing over 209 sqm of residence, this separate title four-bedroom home is an easy care retreat, ideal for the growing family. Highly convenient with excellent outdoor entertaining, this value-packed property is positioned in the popular precinct of Forde with stunning water views and only moments to a host of local amenities. Features Overview:- Two-level floorplan, with no body corporate - Stunning water views and only a short 400m stroll to the local Forde shops and only a minute's drive into Gungahlin Town Centre- Multiple school precincts - NBN connected with FTTP- Age: 13 years (built in 2010)- EER (Energy Efficiency Rating): 4 Stars Sizes (Approx)- Internal Living: 132 sqm (64 sqm upstairs and 68 sqm downstairs)- Porch/patio: 14.8 sqm- Terrace: 21.3 sqm- Front courtyard: 18.4 sqm- Back Courtyard: 99.8 sqm- Garage: 41.5 sqm- Total residence: 209.6 sqm- Block: 142 sqm Prices- Rates: \$604 per quarter- Land Tax (Investors only): \$917 per quarter- Conservative rental estimate (unfurnished): \$770 - \$790 per week Inside:- New carpet throughout- Plantation shutters - Master suite with built-in robe, ensuite and terrace- Spacious bedrooms all with built-in robes - Main bathroom with bath and separate toilet- Downstair W/C- Formal front living area with built-in cabinetry and fire place- Open plan living, dining and kitchen- Modern kitchen with ample storage space, quality appliances and breakfast bar- Living and dining room with glass sliding doors through to the back deck and courtyard- Laundry room with external access and pet door to the inclosed cat run- Ducted reverse cycle heating and cooling- Gas hot water Outside:- Double car garage with 2 separate automatic roller doors - Back deck and entertaining space- Fully enclosed front and back, easy-to-maintain courtyards- Cat run off the laundry room at the side of the home 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 Gorooyarroo, 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 enquiries.