

33 Ada Baker Street, Forde, ACT 2914

STONE

Sold House

Friday, 11 August 2023

33 Ada Baker Street, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 484 m2

Type: House



Jess Smith
0410125475



Alex Ogbonna
0423535024

\$1,200,000

Offering a low-maintenance lifestyle, This stunning home is a superb abode that offers contemporary style excellence and the finest inclusions. The residence includes 4 bedrooms, a formal lounge and dining, a separate family room and meals area and spacious outdoor areas. The kitchen features Corian bench tops, tile splashbacks, a gas cooktop, an electric oven, stainless steel appliances, a double-drawer dishwasher and a superb walk-in pantry. Features Overview:- North-facing to the rear- Two-storey floorplan, free-standing, separate title home- NBN connected with FTTP- Age: 14 years (built in 2009)- EER (Energy Efficiency Rating): 3.5 Stars Sizes (Approx)- Internal Living: 208.20 sqm (49.90 sqm upstairs and 158.30 sqm downstairs)- Vergola: 16.6 sqm- Patio: 12 sqm- Porch: 6.16 sqm- Balcony: 12 sqm- Garage: 43.60 sqm- Total residence: 298.56 sqm- Block: 484 sqm Prices- Rates: \$716 per quarter- Land Tax (Investors only): \$1,117.17 per quarter- Conservative rental estimate (unfurnished): \$800 - \$850 per week Inside:- Upstairs master suite with large walk-in robe, ensuite and private balcony- Spacious bedrooms all with built-in robes - Main bathroom with floor-to-ceiling tiles, large bath and separate toilet- Front formal dining and living room with ample light throughout - Open plan, North facing living and dining with glass sliding doors through to the outdoor areas- Large modern kitchen with stainless steel appliances, walk-in pantry, ample storage and Island bench with breakfast bar - Spacious laundry room with external access- Ducted evaporative cooling- Ducted reverse cycle heating and cooling- Instantaneous gas hot water- Ducted vacuum- Double garage with internal and external access and ample storage space Outside:- North-facing vergola with easy maintenance garden- Fully enclosed side patio with grass space for the kids and pets to play- Front Hedges provide a sense of privacy and segregation while keeping natural light shining through. Construction Information:- Flooring: Concrete and timber flooring- External Walls: Brick veneer to the ground floor and compressed fibro and metal 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 glazed windows 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 enquiries.