

34 Phyllis Frost Street, Forde, ACT 2914

MARQ

Sold House

Monday, 14 August 2023

34 Phyllis Frost Street, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 638 m2

Type: House



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\$1,201,000

Tucked away in one of Forde's most exclusive enclaves adjacent to Mulligans Flat Nature Reserve, this impressive four bedroom with rumpus family residence is a unique haven of peace and privacy. Designed with an emphasis on privacy, this value packed residence is spread over 235.35qm of total living. In superb condition, the home combines both formal and casual living areas with exceptional outdoor living space set on a private 638sqm block.- Highly private home set amongst leafy surrounds- 189.69sqm of internal living (Approx. 235.35sqm incl. garage)- Multiple living areas offering a host of entertaining options- Stone kitchen, Miele appliances, 750mm gas cook top, dishwasher - Walk in pantry- Timber flooring to family/meals, carpet to bedrooms/rumpus and lounge- Expansive master suite, walk in robe, quality bathroom, own balcony- Additional upstairs parents retreat/rumpus with own balcony- Serene bush outlook and setting- Remaining bedrooms all of good size- Ducted reverse cycle heating/cooling system- Security alarm & ducted vacuum system- Dual terraces plus covered entertaining- Superb timber decking, great for hosting family and friends- Large private block of 638sqm- Serene location set adjacent to bush reserve- Value packed family home in very popular estateRecent comparable sales in Forde:-- 6 Allnutt Crescent (325sqm block) \$1,080,000 - 15 Francis Forde Blvd (330sqm block) \$1,120,000 - 44 Turbayne Crescent (465sqm block) \$1,140,000 - 38 Helen Leonard Crescent (387sqm block) \$1,155,000 - 45 Ada Baker Street (374sqm block) \$1,175,000 - 10 Ada Baker Street (481sqm block)\$1,230,000 - 21 Spillett Street (704sqm block) \$1,305,000 - 51 Doris Turner St (704sqm block) \$1,335,000* (*Sold by Justin & Dimi)Brief Summary:- - Year of construction: 2011- Internal living area: 189.69sqm- Garage area: 45.66sqm- Porch: 3.28sqm- Balcony: 7.73sqm- Total area: 246.36sqm - Block Size: 638sqm - EER: 3.0- Rental Potential: \$780 - \$830 per week