

# 35 Justice Kelly Street, Forde, ACT 2914

STONE

## House For Sale

Thursday, 26 October 2023

35 Justice Kelly Street, Forde, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 685 m2**

**Type: House**



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**\$1,500,000+**

Welcome to 35 Justice Kelly! A stunning home that showcases stunning architectural flair with fluid contemporary design, an ex-builder's display home this exquisite four-bedroom residence is positioned in a fantastic pocket of Forde close to the local shops, Mulligans Flat Reserve and with a variety of public and public schools close by. A home that truly captivates the eye, offering a harmonious blend of elegance and modernity with the perfect Northern aspect that indulges in the luxury of multiple and spacious living spaces. This home caters to those seeking sophisticated spaces for the family and to entertain. The property offers a larger-than-average block of 685m<sup>2</sup> and boasts four generously sized bedrooms, including an expansive master bedroom suite and a versatile study that can easily transform into a fifth bedroom. The carefully curated design extends outdoors through the stunning tri-fold doors, where manicured gardens provide a picturesque backdrop for outdoor leisure and entertainment, creating an oasis of tranquillity. The automatic blinds and heaters to the alfresco area extend the living spaces available for enjoying with your friends and family or cosy up in the living room with a warm fire in winter.

**Inside:-** Front, oversized master suite with walk-in robe and ensuite- Spacious bedrooms 2, 3 and 4, all carpeted with built-in-ropes- Front study/5th bedroom- 2 bathrooms with an additional powder room close to the study/5th bedroom- Main bathroom with walk-in shower, deep bathtub and separate toilet- Spacious laundry room with external access, plenty of storage and bench space- Front formal dining room opposite the formal living room that is equipped with a built-in fireplace- Cosy in-formal lounge, open plan kitchen, and dining with direct access to covered alfresco- Large kitchen with high-quality appliances, ample storage and a walk-in pantry- Island bench- Dining nook with a large glass window that gets the winter sun and over-looks the mature gardens and water feature- In-formal living area with tri-fold doors through to the back alfresco- Ample storage throughout- Ducted heating and cooling- Secure double-car garage with electric roller, internal access and ample storage space

**Outside:-** Large Alfresco with built-in BBQ and Range hood, Heaters and Electric blinds- Beautifully landscaped front and back garden with water features and bird baths - large tiled front porch- Parklands across the road- Multiple bus links to Gungahlin, Belconnen and the City- Fully reticulated and automatic watering systems throughout the garden

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 a natural habitat with a rich Indigenous history and reflects a colourful European heritage. The reserves are also among the best bird-watching sites in the ACT, 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 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 at [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au)

**Features Overview:-** North-facing living areas- Single-level floorplan, free-standing separate title home- NBN connected with FTTP- Age: 14 years (built in 2009)- EER (Energy Efficiency Rating): 5 Stars Sizes (Approx)- Internal Living: 247.00 sqm- Alfresco: 24 sqm- Porch: 10 sqm- Garage: 38.00 sqm- Total residence: 319 sqm- Block: 685 sqm

**Prices- Rates:** \$852 per quarter- Land Tax (Investors only): \$1,477 per quarter

**Construction Information:-** Flooring: Concrete slab on the ground- External Walls: Brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Fascia: Colorbond fascia- Gutters: Colorbond gutters- Window Frames: Timber window frames and aluminium window frames- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Roof Insulation: Thermal insulation value approximately R-4.0 with reflective foil

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