

# 36 Zakharov Avenue, Forde, ACT 2914

STONE

## House For Sale

Thursday, 7 December 2023

36 Zakharov Avenue, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 580 m2

Type: House



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## Forthcoming Auction

Enjoy open, peaceful and modern living with this 4-bedroom home in the heart of Forde. Featuring an extensive kitchen with an island and a spacious low-maintenance backyard, this residence's shared space is perfect for slightly larger families, groups and entertainers. A separated lounge at entry and a rumpus from the family room inspires a balanced lifestyle with plenty of space for time together as well as alone. The seamless floorplan also leads these roomy areas into the quieter bedrooms at the back of the house, with an ensuite and walk-in wardrobe included with the master bedroom.

Features Overview:- North facing- Single level floorplan, free standing residence- Located a short walk or quick drive to Forde Shopping Centre and nearby an abundance nature reserves, parks and the Lyall Gillespie Corridor- NBN connected with Fibre to the Premises (FTTP)- Age: 13 years (built in 2010)- EER (Energy Efficiency Rating): 5.0 Stars Sizes (Approx.)- Internal Living: 215.32 sqm- Alfresco: 14.78 sqm- Porch: 4.86 sqm- Garage: 39 sqm- Total residence: 273.96 sqm- Block: 579sqm Prices:- Rates: \$719 per quarter- Land Tax (Investors only): \$1,183.75 per quarter- Conservative rental estimate (unfurnished): \$790-\$820 per week Inside:- Choice of three separate living areas- Large kitchen with extensive breakfast bar island with ample storage- Spacious shared family-meals area- Separated rumpus room perfect for families- Ensuite and walk-in wardrobe from master bedroom- Spacious bedrooms all with built in robes- Ducted reverse cycle air conditioning and heating Outside:- Alfresco seamlessly flows from inside- Flat block perfect for kids and pets- 4000 L water tank- Low-maintenance gardens- Walking distance to Frankies, Burgmann Anglican School and Yerrabi Pond

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

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. If you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@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 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 to make further enquiries.