

41 Leslie Dwyer Street, Forde, ACT 2914

STONE

Sold House

Monday, 14 August 2023

41 Leslie Dwyer Street, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 497 m2

Type: House

\$1,400,000

A WORD FROM OUR SELLER;"Welcome to our beautiful home in Gungahlin! We have poured our hearts and souls into this house to make it the perfect oasis for our family, and we hope you will love it just as much as we do. One of the things we love most about this home is the hydronic heating throughout, which keeps us warm and cosy during the chilly Canberra winters. We also adore the Heat and Glow fireplace in the family room, which is the perfect spot to gather and relax in the evenings. From the moment we walked through the door, we were drawn to the bright and open living spaces, the double glazing that keeps the noise out and the warmth in, and the stunning courtyard with its motorized retractable awning, built-in BBQ, and peaceful water feature. It truly is an entertainer's dream, and we have spent countless hours hosting family and friends in this beautiful space. We also love the convenience of our location, with Mulligans Flat Pond and Reserve just a short walk away and the Gungahlin Town Centre and Forde shops a quick drive down the road. There are endless opportunities for outdoor recreation, from the beautiful walking trails and bicycle paths to the park across the road with its playground and BBQ area. We feel so lucky to have called this house our home, but it has now outgrown our needs and we hope you the new lucky owner will enjoy it as much as our family has." Residence: 229sqm (excluding stairwell) Garage: 44.00m² Alfresco: 42.75sqm Total: 315.75sqm Block: 497sqm - ? Built in speaker to family room, lounge room, upstairs living and BBQ area - ? All bedrooms with built-in robes - ? Main bedroom with large ensuite - ? Large main bathroom with bathtub - ? Powder rooms fitted with basins and mirrors - ? Double glazing throughout - ? Ducted vacuum system fitted - ? Security system installed - ? Hydronic heating to all rooms, ducted evaporative cooling and heat and glow fireplace heater to family room - ? Oversized garage with fitted bench cupboards and shelving - ? Stunning back courtyard with motorized, full length retractable awning with built in lights over the as well as built in BBQ with bench and cupboards - ? Established, well-maintained gardens, front and back - ? Continuous hot water system - ? Amazing location with views to park across the road which is equipped with a playground and BBQ area and over the pond from the top floor. Within walking distance to mulligans flat pond and reserve as well as the Forde shops and just a short drive to Gungahlin Town Centre, allowing access to a range of amenities, restaurants, cafes, schools and public transport options. Beautiful walking trails and bicycle paths all across Forde and into Mulligans Flat bush walk Rates: \$3,248.89 per annum Land tax: \$5,275.66 per annum Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaim 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.