

**42 Ada Baker Street, Forde, ACT 2914**

**VERV**

**House For Sale**

Friday, 1 March 2024

42 Ada Baker Street, Forde, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

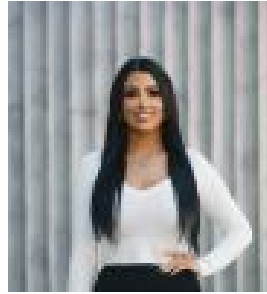
**Parkings: 2**

**Area: 474 m2**

**Type: House**



Jason Roses  
0431419847



Sharna Sinclair  
0261763476

## Auction

Welcomed to the market is this delightful single level family homes situated within a quiet leafy loop street within one of Forde's most premium positions. This home has been designed for easy family living on one generous and comfortable level and north facing. Number 42 is a superb four-bedroom, two-bathroom home that offer two spacious living areas and has been freshly painted throughout both internally and externally. As you enter the home you will find the segregated master bedroom to the front of the home that is tucked away from the rest of the home and offers a walk-in-robe and designer ensuite finished with free-standing double vanity, mosaic tiles and free-standing oval bathtub, the perfect spot to unwind! This residence offers 197.50m<sup>2</sup> of internal living designed all on one level with a large formal living space to the front of the home and informal family and dining off the kitchen. The modern kitchen offers island benchtop finished with waterfall edges, undermount double sink, 20mm stone benchtops, window splash back and quality stainless steel appliances. A gorgeously appointed covered outdoor entertaining area finished with timber decking that flows onto the perfect backyard with enough room for pets to roam. The location is highly sought after only a short stroll to the popular Frankie's Café and local Forde Shops, short drive to the Gungahlin Town Centre with many dining and shopping options as well as access to the Light Rail, opportunities to purchase homes like this are very far and few in between. Features Include: - Single level residence - North facing aspect to front - Residence; 197.50m<sup>2</sup> internal living - Freshly painted internally and externally - New LED lights throughout - Ceiling height 2700mm - Four generous bedrooms - Two bathrooms (main & ensuite) - Double garage with internal access and automatic door - Two generous living rooms both formal and informal dining - Segregated master bedroom with walk-in-robe and ensuite - Designer ensuite with free-standing 1500mm wide double vanity, mosaic feature tiles, free-standing oval bathtub and glass bricks allowing privacy and natural light - Modern kitchen with 20mm stone benchtops, waterfall edges, undermount double sink, window splash back and stainless-steel appliances, 600mm oven, 600mm gas cooktop and dishwasher - Generous open plan living and dining area off kitchen - Covered alfresco with timber decking, ceiling fans and BBQ gas outlet - Water tank 4500litres - connection to toilets and laundry - Irrigation system - connected to water tank - Ducted gas heating + cooling air add on system - Infinity instant gas hot water system - Driveway freshly painted - NBN connection to the house - Perfect backyard for small family pets - Short walk to local Forde Shops - Short drive to Gungahlin Town Centre EER: 4.5 stars Block: 474m<sup>2</sup> approx. Living: 197.50m<sup>2</sup> approx. Garage: 38m<sup>2</sup> approx. Alfresco/Deck: 32.76m<sup>2</sup> approx. Porch: 3.67m<sup>2</sup> approx. Year Built: 2008 Land Value: \$608,000 (2023) Rates: \$3,205 per annum approx. Land Tax: \$5,470 per annum approx.