

49 Turbayne Crescent, Forde, ACT 2914

STONE

House For Sale

Wednesday, 12 June 2024

49 Turbayne Crescent, Forde, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



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\$675,000+

Enjoy your lifestyle of comfort and convenience in this separately titled home that perfectly combines style and functionality in the well-established suburb of Forde. Featuring an open-plan living area and a generous and a large low-maintenance yard, this residence is perfect for small groups and families that are looking for a place to settle into one of Gungahlin's most premium suburbs. The heart of your home is your north-facing open living area, welcoming you with a bright and vibrant atmosphere, and is paired with the practicality of your large kitchen. Combined with the convenience of your downstairs washroom and laundry, this residence is designed to meet all your family or group's needs for every occasion, whether work, leisure or entertainment. Outside, the front yard offers an open, easy-care space perfect for outdoor furnishings and leisure. Featuring a balance of grass and tile, this area provides a versatile setting for relaxation or entertaining, and the easy access to the carport from the front yard enhances everyday living. Embrace a balanced lifestyle in this beautifully designed home that promises comfort and ease in this prime location. Features Overview:- North facing- NBN connected with Fibre to the Premises (FTTP)- Age: 12 years (built in 2012)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 114.04 sqm (Ground level: 61.49 sqm + Upper level: 52.55 sqm)- Total residence: 114.04 sqm- Carport: 19.38 sqm- Block: 238 sqm Prices:- Rates: \$540 per quarter- Land Tax (Investors only): \$759.04 per quarter- Community title: \$298.09 per quarter (approx.)- Conservative rental estimate (unfurnished): \$550-\$570 per week- Currently on a periodic lease at \$510 per week Inside:- Open-plan north-facing living spaces for plenty of natural light throughout the day- Practical kitchen layout with ample bench space and storage- Large laundry space downstairs with separate powder room- Fully appointed upstairs bathroom with separate bath and shower- Both bedrooms with built in robes- Additional multi-purpose area upstairs, great for working from home or a kids rumpus- Ample storage space throughout Outside:- Open and low-maintenance yard space at front of residence, with tile and concrete space for furnishings- Built-in clothesline- Access to carport from front yard- Landscape around the garden provides privacy of the space- One covered carport plus additional outside park out front of carport Construction Information:- Flooring: Concrete slab on ground to the ground floor level. Timber bearer and joists to the upper floor level- External Walls: Brick veneer and weatherboard cladding- Roof Framing: Timber: Truss roof framing- Roof Cladding: Colorbond roof cladding- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-2.0- Ceiling Insulation: Thermal insulation value approximately R-4.0 with anticon roof blanket Inspections: We are opening the home most Saturdays with mid-week inspections. If you would like an inspection outside of these times, please email us at: 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.