

5 Octoman Street, Forde, ACT 2914

STONE

Sold House

Friday, 11 August 2023

5 Octoman Street, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 432 m2

Type: House



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Offering light-filled, north-facing living spaces and dedicated indoor/outdoor areas, this 216 sqm residence has been intuitively crafted to create a supreme property of style and privacy. Renovated throughout with the highest of quality inclusions and appliances, this home is sure to impress! Located close to Burgmann Anglican School and Forde's cafes and parks, this four-bedroom home offers a superb opportunity to enter one of Gungahlin's best communities. Features

Overview:- North-facing living areas- Single-level floorplan, free-standing separate title home- Dishwasher- NBN connected with FTTP- Age: 14 years (built in 2009)- EER (Energy Efficiency Rating): 5.5 Stars Sizes (Approx)- Internal Living: 161.82 sqm - Alfresco: 13.89 sqm- Porch: 2.37 sqm- Garage: 37.92 sqm- Total residence: 216 sqm- Block: 432 sqm

Prices- Rates: \$714.75 per quarter- Land Tax (Investors only): \$1,101 per quarter- Conservative rental estimate (unfurnished): \$840 - \$850 per week

Inside: Entry:- Made in Italy 600 x 600 Porcelain Tiles- Crimsafe grade Screen Door- Smart door lock comes with an access card

Hall Way and Kitchen Floor:- Made in Italy 600 x 1200 Porcelain Tile throughout- LED Downlights Cool light Kitchen:- New York Marble to Kitchen Island Top and Waterfall Ends and Splashback- Black Tempal Cooktop and Sink Bench Top- Custom Kitchen Joinery with knurled handle- Made in Germany, Bosch Cooktop, Oven and Rangehood.- Made in Italy Oliveri Sink and Tap

Heating and cooling:- Ducted reverse cycle heating and cooling- Instantaneous gas hot water

Bedrooms:- Premium carpet and underlay with Stain resistance- LED Oyster Shell lights

Bathrooms:- Made in Italy 600 x 600 Porcelain Tiles- Oliveri Tapware and Dual Shower Sets- Damastas Marble to wall-hung vanity tops- Custom joinery with knurled handle- Custom Shower Screens

Laundry:- Oliveri Tap and Sink- Caesarstone Cloudburst Laundry Top and Splashback- Custom joinery with knurled handle

Outside:- Back alfresco is made in Italy with 600 x 600 Porcelain Tiles- Easy to maintain front and back garden- Ample grass space for the kids and pets to play all day

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- Window Frames: Aluminium window frames- Window Glazing: Single-glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal insulation value approximately R-3.0 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 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 natural habitat with, rich Indigenous history and reflects a colourful European heritage. The reserves are also one of the best bird-watching sites in the ACT, and 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 shingle-back 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

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