

50 Aida Ball Circuit, Forde, ACT 2914



Sold House

Saturday, 12 August 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 556 m2

Type: House



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What you see: Sunrises over the nature reserve opposite you each morning. A quiet and tranquil lifestyle to raise the family with endless options to keep them entertained in this private location. North facing to the all of the key living areas of the home, with summers spent entertaining friends and family around the pool. What we see: The best lifestyle you could ask for. See more: Opposite Mulligans Flat Nature Reserve Northerly appointed open plan living and dining flooded with natural light Gourmet kitchen with waterfall stone benchtop, appliance nook, dual undermount sinks, mirror splashback and walk in pantry Appliances include Blanco and Bosch stainless steel appliances, gas stove, oven and dishwasher Raked ceiling in living area and feature high-line windows Three additional spacious bedrooms with built in robes and feature high-line windows maximising privacy and natural light Separate master suite including walk in robe & light-filled ensuite with dual vanity and walk in shower Study with built-in storage Theatre with soundproofing and plumbing for bar Additional powder room Separate laundry Ducted reverse cycle heating and cooling Tiled flooring and as new carpet in all bedrooms, study and theatre Covered alfresco with fan for outdoor entertaining Heated pool with water feature Low maintenance, manicured garden with pot plants, maple and crepe myrtle trees and veggie patch Two separate instantaneous gas hot water systems Ducted vacuuming Double glazed windows 5.2kw solar system with 260w inverter Security system with alarm and intercom vision Double garage with internal access Gated entry for side access Close proximity to nature reserves and walking tracks Within 3 minutes' drive to local Forde shops Within 3 minutes' drive to Burgmann Anglican School Forde Campus Within 5 minutes' drive to Yerrabi Pond Within 5 minutes' drive to Gungahlin Marketplace Within 24 minutes' drive to Canberra CBD Total living: 204m² Garage: 38m² EER : 6.0 Block: 556m² Built: 2011 Rental range: \$800 - \$850 p.w Rates: \$3,590 p.a Land tax: \$6,294 p.a Disclaimer: The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property 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