

# 52 Max Purnell Street, Forde, ACT 2914

STONE

## Sold House

Friday, 22 September 2023

52 Max Purnell Street, Forde, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 216 m2**

**Type: House**



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**\$875,000**

Positioned in a prime, waterfront position within the popular suburb of Forde, the stylish features and quality inclusions of this four-bedroom home will meet the demands of any family configuration. The well-designed floorplan is spread evenly over two levels, with the main living spaces situated on the lower level and the master bedroom, family room and study on the upper level. The kitchen is equipped with quality stainless steel appliances including a dishwasher, oven and six burner gas cooktop. Positioned close to parkland, children's playgrounds, walking trails, Burgmann school, Forde's shopping district with the convenience of cafes, hairdressers, takeaway shops, a supermarket and more. Gungahlin Marketplace is only a short drive away, with close access to Horse Park Drive creating an easy drive to Westfield Belconnen and Canberra City.

**Features Overview:-** North/West facing to the front- Two-level floorplan, separate title home- NBN connected with FTTP- Age: 12 years (built in 2011)- EER (Energy Efficiency Rating): 6 Stars

**Sizes (Approx)-** Internal Living: 167.92 sqm- Garage: 41.09 sqm- Balcony: 11.87 sqm- Porch: 2.1 sqm- Total residence: 222.98 sqm- Block: 216 sqm

**Prices- Rates:** \$694 per quarter- Land Tax (Investors only): \$1127 per quarter- Rental Estimate: \$730 - \$750 per week

**Inside:-** Spacious 4-bedroom separate title home with no body-corporate.- Stunning waterfront views from kitchen, living area, front courtyard and parents retreat.- Open-plan living and kitchen on ground level.- Full-sized double garage with laneway access.- Ducted reverse cycle heating and cooling.- 1.5W solar system installed on roof with 45.7 cents per kWh feed-in tariff.

**Outside:-** Front courtyard overlooking Lyall Gillespie Corridor.- Balcony upstairs also overlooking the waterfront views.- Peaceful location with bike and walking path passing by the front. 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 Gorooyarroo, 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: [samdyne@stonerealestate.com.au](mailto:samdyne@stonerealestate.com.au)

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