

56 Loma Rudduck Street, Forde, ACT 2914

VERV

House For Sale

Thursday, 29 February 2024

56 Loma Rudduck Street, Forde, ACT 2914

Bedrooms: 6

Bathrooms: 3

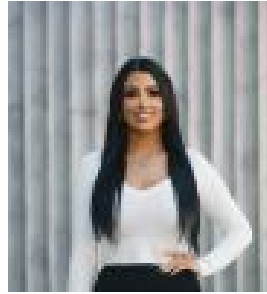
Parkings: 2

Area: 898 m2

Type: House



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Sharna Sinclair
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Auction

Welcomed to the market is this gorgeously renovated and substantial family home situated within Forde's most premium positions. Located on a generous 898m² corner parcel of land, in dress circle location with the home facing and siding parkland and reserve. Number 56 is a generous six-bedroom, three-bathroom family home that maximizes indoor and outdoor living, complemented by its established gardens and perfectly manicured hedges offering complete privacy to the front. The home has been generously updated; freshly painted throughout, brand new carpets and a vast range of updates by the current owners that have all been meticulously listed below. Downstairs the home offers comfortable living with three separate spaces including large media room, open plan dining area and rumpus room which is the perfect setting for a kids play area or for families with teens, completely adaptable to your lifestyle. A designer kitchen with 40mm stone benchtops, soft closer drawers, marble herringbone tiles and premium BOSCH appliances. The parents retreat upstairs is an impressive space and the perfect getaway! As you enter you are greeted with a generous sized bedroom, walk-in-robe, spacious ensuite with double vanity, shower with double shower heads, spa bath and your very own private balcony, perfect for the parents to enjoy a glass of wine whilst enjoying spectacular sunset views of the Brindabella Mountains. For those who enjoy entertaining, the covered outdoor alfresco is the perfect addition for summer dinners; to catch up with friends and family or to cook up a storm with your fully plumbed outdoor kitchen. Perhaps whilst the warm months remain a quick swim in the saltwater swimming pool, with your favourite songs playing through the outdoor speaker system. Features Include:- Dress circle location opposite and siding reserve- Gorgeously updated double story home- Double glazed windows and doors throughout- Premium plantation shutters throughout- Freshly painted throughout internally- Brand new carpets throughout- Five generous bedrooms + study/6th bedroom- Three full bathrooms (ensuite x 2 and main)- Three separate living areas- Extra-large double garage with internal access, roller door to backyard and built-in bench space with integrated fridge/freezer- Guest bedroom downstairs with ensuite and built-in-robe- Segregated master bedroom upstairs with walk-in-robe, ensuite and private balcony- Stunning ensuite finishes with double vanity, large shower with double shower heads, floor to ceiling tiles and spa bath- Designer kitchen with 40mm quartz stone benchtops, tiled splash back, soft close drawers, large island benchtop and upgraded marble herringbone tiled splash back- Butler's pantry with ample cabinetry and storage, separate sink and cavity for additional dishwasher and/wine fridge- Quality Bosch appliances; 900mm induction cooktop, fully integrated dishwasher and dual 60cm ovens- Ducted reverse cycle heating and cooling system – 5 zones (2 wall mounted smart control tablets)- Vinyl look timber flooring throughout- Open/plan living and dining area off kitchen- Stunning covered alfresco with composite decking and built-in, fully plumbed Gasmate Galaxy Outdoor Kitchen and outdoor speaker system (bluetooth controlled)- Heated saltwater swimming pool, 3x6.2m with adjustable lighting (with plans for optional water fountain) with ample decking surrounding- Large laundry with ample storage, built-in ironing board, indoor clothes line and external access to the outdoor clothes line- Generous media room- Ducted vacuum system throughout- Under stairs storage with dual access- Landscaped gardens with perfectly manicured, private hedges- Solar ready- Walking distance to Mulligans Flat Reserve- Short walk to Forde Shops- Short drive to Gungahlin Town Centre Property Upgrades by Current Owners- Full exterior lighting upgrade including sensor floor light over driveway- Exterior façade and balcony repaint- New weed matting laid less than 6 months ago- Ring video doorbell installed with smart device accessibility- Full internal lighting upgrade to tricolour LED downlights (over 100 light fittings) with dimmable lighting in living and dining areas- Tastic light/heater/exhaust fan upgrade in all 3 bathrooms- Kitchen splash back upgrade to black marble herringbone tiled- Dishwasher splash back upgraded- Plumbing installed to fridge cavity- New dishwasher installed (less than 6 months old)- Full carpet replacement throughout- Full internal repaint throughout- Separate Bluetooth controlled living and outdoor deck speaker system- Removal of 19 hydronic wall heater panels- Ducted reverse cycle heating and cooling system upgraded – 5 zones- Exterior CCTV system install accessible by smart device- Upgrade of powerpoint and light switch plates throughout- Tv wall mount installed in main living/media room- Santa ana couch turf laid in backyard- Composite decking and pool storage bench- Removal of pillar on outdoor deck and reinstall of new structural beam- Fully plumbed Gasmate Galaxy Outdoor Kitchen- Heating panels installed above outdoor deck- Upgraded outdoor fan with remote control- Standalone garden shed installed- Carpet tiles installed in garage- Integrated fridge/freeze and benchtop installed in garage with option to plumb for sink EER: 5.5 stars Block Size: 898m² approx. Under Roofline: 431.26m² approx. Upper Level: 62.89m² approx. Lower Level: 264.39m² approx. Total Living: 327.28m² approx. Garage: 49.39 m² approx. Alfresco: 36.22m² approx. Porch: 5.67m² approx. Balcony: 12.70m² approx. Property Built: 2011 UV: \$770,000

(2023) Rates: \$3,750 pa approx. Land Tax: \$6,637 pa approx. (paid by investors only)