

6 Horneville Street, Forde, ACT 2914



House For Sale

Friday, 12 April 2024

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Bedrooms: 4

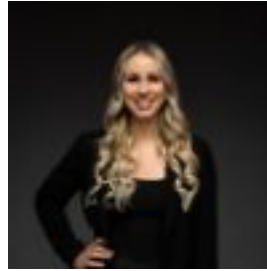
Bathrooms: 2

Parkings: 2

Type: House



Tom Wiggins
0468771763



Jaimy Butler
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\$1,400,000+

What you see: A timeless classic, modernised through an intelligent floor plan with a connective consistency of raw materials on display. What we see: Designed as a forever home with meticulous attention to detail, this impressive residence offers a rare opportunity to join Forde's premier Ponds District. See more: Functional open plan kitchen featuring 60mm Corian benchtops and ample storage. Appliances include Smeg 900mm gas cooktop, Smeg dishwasher, pyrolytic 900mm oven and integrated Bosch coffee machine. Multiple living areas. Master bedroom featuring walk-in robe, ensuite and dressing room. Additional three bedrooms include built-in robes. Bathrooms featuring floor-to-ceiling tiles and wall-mounted vanities. Ground floor powder room. Roman blinds throughout. Industrial-grade flooring and carpet throughout. Ducted zoned reverse cycle heating and cooling. Ducted vacuum cleaner. Fibre to the premises. Security alarm system. Double car garage with internal access. Large entertainer's alfresco area. Landscaped and manicured yard includes garden shed. 5000L rainwater tank and external pump. Priority enrollment area for Gungahlin College, Harrison Primary School and Throsby Primary School. Within a 3 minute walk to the local pond. Within a 7 minute walk to Forde shops, restaurants and cafes. Within a 7 minute walk to Forde Heritage Park. Within a 7 minute drive to Gungahlin Town Centre. Within a 4 minute drive to Mulligans Flat Nature Reserve. Within a 6 minute drive to Gungahlin College. Within a 26 minute drive to Canberra CBD. Total house size: 261m² Living: 224m² Garage: 37m² Block: 387m² Built: 2011 EER: 4.5 Rates: \$2,874 p.a. Land tax: \$4,735 p.a. Rental appraisal: \$775 - \$825 p.w. Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. 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.