

7 Proud Street, Forde, ACT 2914

STONE

House For Sale

Friday, 3 May 2024

7 Proud Street, Forde, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 185 m2

Type: House



Jess Smith
0410125475



Shaye Davies
0459140665

\$679,000+

Nestled in Forde, this two-story home offers a tranquil escape with nature on its doorstep and city convenience just moments away. Flooded with natural light, the ground floor boasts a spacious lounge, elegant timber flooring, and seamless flow to the dining area and landscaped backyard with mature foliage for privacy. The modern kitchen, equipped with quality appliances, provides ample storage. Upstairs, sunlit bedrooms feature large built-in robes, with the master bedroom offering serene views of a majestic gum tree. The main bathroom indulges with a large bath and separate toilet. Outside, an established garden with hedges creates a secluded entertaining space, complemented by a covered carport and shed. Features Overview:- Downstairs powder room- Double level floorplan- NBN connected with FTTP- Age: 11 years (built in 2013)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx)- Internal Living: 107.87 sqm (50.49 sqm upstairs and 57.38 sqm downstairs)- Carport: 21.97 sqm- Total residence: 129 sqm- Block size: 185 sqm Prices- Community title fee: \$271 per quarter- Rates: \$630.72 per quarter- Land Tax (Investors only): \$979.45 per quarter- Conservative rental estimate (unfurnished): \$540 - \$560 per week Inside:- Two spacious bedrooms, each equipped with built-in robes- Well-appointed bathroom featuring a full-sized tub and a separate toilet- landing strip leading to a cozy study area- Open-plan dining and lounge area flooded with natural light- Well-equipped kitchen boasting ample bench space and cupboard storage- Conveniently located laundry with easy access to the downstairs powder room- Split system heating and cooling with ceiling fan in main bedroom Outside:- Fully enclosed backyard providing an ideal space for children and pets to play and roam freely- carport with additional storage- Garden shed Construction Information:- Flooring: Concrete slab on ground- External Walls: Brick veneer to the ground floor and compressed fibro cladding to the upper floor area(s)- Roof Framing: Timber: Truss roof framing- Roof Cladding: Metal decking roof cladding- Window Glazing: Single glazed windows- Wall Insulation: Thermal insulation value approximately R-1.5- Roof Insulation: Thermal insulation value approximately R-4.0 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 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, rich Indigenous history and reflects a colourful European heritage. The reserves is also one of the best bird-watching sites in the ACT, and home to the rare regent honeyeater and Forde's own superb fairy wren. The nature reserves at Mulligans Flat and nearby Goorooyarroo, include four native bird species and populations of rare shingleback 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 on: jesssmith@stonerealestate.com.au Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin 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.