

8 Retz Crescent, Forde, ACT 2914



Sold House

Saturday, 12 August 2023

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Bedrooms: 6

Bathrooms: 4

Parkings: 2

Area: 899 m2

Type: House



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Buyer's guide \$2m + What you see: A home with enough size to grow into, in a location your family will never want to leave. Opposite pristine nature reserve, north facing to all of the key living areas in the home and built to last. Designed to suit the modern family lifestyle and everything that Forde has to offer including walking distance to Burgmann School. What we see: One of the best locations you'll ever find in Forde. See more: Architecturally designed residence opposite to reserve and parkland Six bedroom residence, two with full size ensuites North facing living areas Stunning entrance with resort style water features Gourmet kitchen featuring 50mm granite waterfall bench top, walk in pantry and custom joinery Appliances include 900mm Miele oven, 900mm induction stove, coffee machine and dishwasher Flexible open plan living with feature windows, multiple formal and informal spaces and custom joinery across both levels Gas fire place with stacked stone feature wall Master including private balcony, walk in robe/dressing room and en-suite Five additional spacious bedrooms with balconies to bedrooms two, three and four Bedrooms five features its own ensuite Bathrooms include wall mounted vanities, feature tiling and premium tap ware Spacious home office with private courtyard access Ground floor bathroom Oversized laundry with ample storage and laundry chute Ducted reverse cycle heating and cooling Under stair storage Multiple outdoor entertaining spaces Low maintenance irrigated and landscaped manicured gardens Water tank Three phase solar with SM inverter (26 tier one panels - 7kw approx) Double glazed windows Under floor heating in foyer, study, rumpus, hall and master bedroom with individual control NBN (FTTP) Double garage with internal access Within 1 minute' walk to Mulligans Flat Reserve Within 7 minutes' drive to Yerrabi Pond Within 4 minutes' drive to the local Forde Shops Within 2 minutes' drive to Burgmann Anglican School Forde Campus Within 6 minutes' drive to Gungahlin Market Place Within 25 minutes' drive to Canberra CBD Comparable sales: 23 Quinane Avenue, Forde \$2,125,000 8 Huddy Street, Forde \$2,350,000 Total Residence: 510m² Lower Living: 223m² Upper Living: 176m² Total Living: 399m² Garage: 50m² Block: 899m² Built: 2014 EER: 4.5 Rental range: \$1,200 - \$1,300 p.w Rates: \$4,309 p.a Land Tax: \$7,817 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