

**9 Denoon Street, Forde, ACT 2914**

LUTON

**House For Sale**

Friday, 10 November 2023

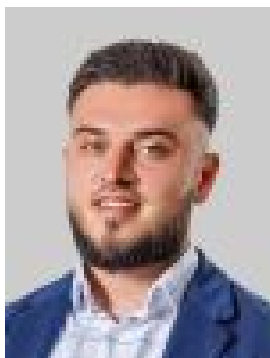
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**Bedrooms: 4**

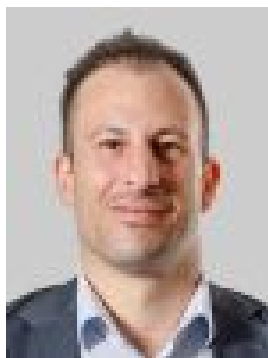
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Antonio Trajkoski  
0405233828



Adrian Giampietro  
0261763420

**\$959,000**

Step into the epitome of a low-maintenance family home, boasting contemporary and cozy living that's ready for you to settle in. As you enter, you're greeted by a spacious entryway, introducing you to a distinct formal lounge—your sanctuary for serene relaxation. The open plan living/dining and kitchen area provides abundant space for everyday life, seamlessly extending to the outdoor patio. The kitchen, with its sleek design and a generous walk-in pantry, is not only aesthetically pleasing but also equipped with integrated appliances, ensuring effortless meal preparation. Designed with practicality in mind, the floor plan optimizes functionality and convenience, meeting the demands of modern families by isolating the bedrooms from the central living space. The master suite is both spacious and well-lit, featuring a walk-in robe and a neutrally-toned ensuite. Bedrooms two, three, and four come complete with built-in robes and easy access to the main bathroom, which includes a separate toilet. The home also boasts a well-sized laundry with ample storage and external access to the fuss-free, low-maintenance yard. Nestled in one of Gungahlin's premier neighborhoods, this residence places you mere moments away from the popular Forde shops, Gungahlin Marketplace, and local schools. Feature: - Open plan kitchen, living and dining with separate formal lounge room- Sleek white, neutral toned kitchen with stunning island bench and well sized walk in pantry.- Laundry with external access and ample storage- Master suite with walk-in robe and ensuite- Bedrooms two, three and four with built-in robes- Neutral toned bathrooms- Backyard with cover entertaining and easy-care landscaping- Large windows allowing plenty of natural light in- Ducted heating - Double garage with internal access- Moments away from the popular Forde shops, recreational facilities, cafes and restaurants- Short drive to Gungahlin Marketplace and easy access to major arterial roads- Land Size: 387 m2- Living: 153.55m2 (approx.)- Garage: 33.46m2 (approx.)- Alfresco: 20m2 (approx.)- Total: 207m2 (approx.)- Built in: 2009- Rates: \$2,895 per annum- Land Tax: \$4,778 per annum (if used as investment)