

9 Grannall Street, Forde, ACT 2914

STONE

House For Sale

Friday, 19 April 2024

9 Grannall Street, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 410 m2

Type: House



Kris Hellier

0413799700

\$1,175,000+

A WORD FROM OUR SELLER; "Nestled in Forde, our home is like our cosy corner of the world. Designed with convenience in mind, having the separate toilets up and downstairs as well as the two separate living areas, we've never felt like our home is crowded. It's so close to Burgmann School, which is handy for the kids heading there. The dogs' park nearby is always buzzing with happy pups, and the basketball court is where the local kids get their game on. When we need a nature fix, Mulligan Flat is right there, offering a relaxing spot among the kangaroos. And for those lazy coffee days, Frankies hits the spot perfectly. Surrounded by beautiful ponds and friendly neighbours, our place feels like the safest spot in town. Every season brings new colours to Yerrabi Pond, and when Christmas rolls around, the whole neighbourhood lights. From BBQ spots to playgrounds, our area is all about good times and easy living. In our home, it's all about the stories – the ones filled with love, laughter, and that cosy community feel. Here in Forde, we've found our sweet spot – not just a house, but a real home. We hope that the new owners will feel the same."

Living: 189sqm
Garage: 36sqm
Alfresco: 11.7sqm
Total: 236.7sqm
Block: 410sqm

- Freshly painted throughout
- Two separate living areas, perfect for families to sprawl
- Beautiful, neutral kitchen with plenty of bench space, walk in pantry, gas cooktop, electric oven and dishwasher
- Four large bedrooms, all with built in robes
- Master bedroom complete with walk in robe and ensuite
- Bathrooms with floor to ceiling tiles
- Three toilets, one downstairs and two upstairs
- Separate laundry with external access
- Double garage with remote roller doors and internal access
- Ducted reverse cycle heating and cooling
- Ducted vacuum system
- Continuous gas hot water
- Security system installed
- You can connect to the nbn® network via Fibre to the Premises technology
- Stunning location near multiple parks, dog parks, nature reserves, ponds, local and major shopping centres, schools and public transport options.

Rates: \$2,964.84 per annum (approx.)
Land tax: \$4,948.20 per annum (approx.)

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