

# 9 Horneville Street, Forde, ACT 2914



## Sold House

Thursday, 9 November 2023

9 Horneville Street, Forde, ACT 2914

Bedrooms: 3

Bathrooms: 2

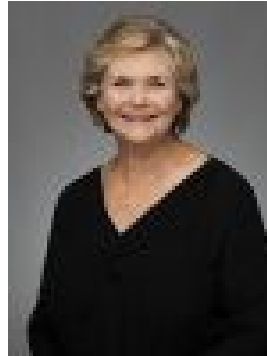
Parkings: 1

Area: 286 m2

Type: House



Thom Eriksson-Lake



Geraldine Rutherford  
0412060792

## Contact agent

\* Please note this property is going to auction if not sold prior on Saturday 2 December onsite at 11.00am. The advertised price is a buyers guide to help with interested parties. Fantastic value buying in a premium Gungahlin suburb. This single-level three-bedroom ensuite home, located in a whisper-quiet setting, will excite buyers and investors looking to enter the desirable Forde market. The sundrenched living area connects effortlessly with the kitchen, offering designer appliances, ample storage and great meal preparation space. All bedrooms are well proportioned with the master idyllically positioned at the front of the home providing segregation from the other bedrooms, featuring a walk-in robe and ensuite. Once outside, the level private rear yard has more than enough room for children and pets to play and sets the perfect scene for entertaining over summer barbeques with friends and family. This should be on top of your list, whether you're looking to buy or invest. - Above average building report - Solar - Ducted gas heating- Split system- Instantaneous gas hot water- Living 104m<sup>2</sup> approx.- Garage 20m<sup>2</sup> approx.- Total 127m<sup>2</sup> approx. Cost breakdown Rates: \$642 p.q Land Tax (only if rented): \$1,004 p.q Potential rental return: \$630 - \$670 p.w This information has been obtained from reliable sources however, we cannot guarantee its complete accuracy so we recommend that you also conduct your own enquiries to verify the details contained herein.