

# 9 Marcus Street, Forde, ACT 2914

STONE

## House For Sale

Thursday, 11 April 2024

9 Marcus Street, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 465 m2

Type: House



Jess Smith  
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**\$1,050,000+**

Property to be auctioned on-site on the 11/05/2024 at 3:00pm with offers welcome prior. Buyers guide: \$1,050,000+ This spacious home is equipped with all the essentials for comfortable living. Inside, you'll find a master bedroom with an ensuite and walk-in robe, along with sizable bedrooms featuring built-in wardrobes. Entertainment options include a home theater and a bright formal living room. The kitchen offers plenty of counter space and storage, complemented by an open-plan family and dining area leading to the backyard. A double car garage with internal access and a roomy laundry add practicality. Outside, enjoy the large backyard, perfect for outdoor entertainment. Proximity- 2-minute drive or 9-minute walk to the local Forde shops and schools- 5-minute walk to Mulligans Flat Playground and Mulligans Flat walking trails- 2.3km to Gungahlin town centre, schools and public transport- 15km to Canberra's CBD Features Overview:- Single level floorplan- 14 Panels - 3.5kw - 3 phase power- NBN connected with FTTP- Age: 15 years (built in 2009)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx)- Internal Living: 183.48 sqm- Garage: 42.79 sqm- Sun room: 14.06 sqm- Porch: 2.48 sqm- Total residence: 240.33 sqm- Block: 465 sqm Prices- Rates: \$688 per quarter- Land Tax (Investors only): \$1,396.65 per quarter- Conservative rental estimate (unfurnished): \$750 - \$780 per week Inside:- Luxurious master bedroom complete with a spacious walk-in robe and ensuite bathroom- Generously sized bedrooms, each equipped with built-in wardrobes- Well-appointed main bathroom featuring a full-sized tub and separate toilet- Multi-purpose room- Bright and inviting front formal living room- Large kitchen boasting ample bench space and storage options- Convenient island bench for added functionality- Open-plan family and dining area with sliding door access to the backyard- Roomy laundry for added convenience- Enclosed sunroom perfect for entertainment and relaxation all year round, fitted with power point, mains gas outlet and a vergola- Ducted evaporative cooling + Ducted gas - Under tile heating Outside:- Double car garage with convenient internal access- Expansive backyard, perfect for children and pets to enjoy outdoor activities Construction Information:- Flooring: Concrete slab on ground- External Walls: Predominately brick veneer- Roof Framing: Timber: Truss roof framing- Roof Cladding: Concrete roof tiles- Window Glazing: Single glazed windows 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](mailto: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.