

# 10 Eric Wright Street, Forde, ACT, 2914

## House For Sale

Thursday, 17 October 2024

 BASTION  
PROPERTY GROUP

10 Eric Wright Street, Forde, ACT, 2914

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Theo Koutsikamanis

## Entertainer's Haven in Family Friendly Forde

Offering rare position in the heart of the thriving Forde community, adjacent to Mulligans Flat Playground and Nature Reserve, and just a short walk to quality schools and local shops, this expansive entertainer's paradise perfectly integrates indoor and outdoor living. Generous and well thought out living spaces include an open plan lounge, living, and dining hub, effortlessly flowing out to multiple alfresco spaces, including showstopping poolside entertaining space with pizza oven and built in BBQ, with a full-size theatre room adding even more versatility to the floorplan. The home chef stays well connected to family and friend with a centrally located kitchen offering all-electric cooking, walk in pantry, stone benchtops, eat at breakfast bar, and plenty of storage behind custom cabinetry.

The main suite is resort style in design and proportion, enjoying a walk-in robe with custom cabinetry, private courtyard and spa access, and quality ensuite offering spa bathtub privacy screening, skylight, and dual sink vanity with plenty of storage. The main bathroom offers the same quality fit out, also with a spa bath, and along with a convenient separate toilet, services the 4 additional bedrooms, two with walk-in robes. A large internal laundry with great storage and an oversized double remote-control garage with internal access headline a long list of design features that must be experienced first-hand, making this family Forde haven an absolute must to inspect.

- 316.7m<sup>2</sup> of internal living with high ceilings throughout and Velux opening skylights, plus 51.5m<sup>2</sup> alfresco area and 55.5m<sup>2</sup> garage
- Expansive open plan lounge, living, and dining hub, opening out multiple alfresco spaces, including showstopping poolside entertaining space with pizza oven and built in BBQ + full size theatre room with integrated sound system
- EcoSmart triple burner ethanol fireplace, ducted reverse cycle air conditioning and hydronic under floor heating throughout
- Central entertainers' kitchen offering all-electric cooking, walk in pantry, stone benchtops, eat at breakfast bar, and plenty of storage behind custom cabinetry
- 2 x Liebherr integrated fridge/freezer with icemaker and 2 x integrated dishwasher drawers, Electrolux induction cooktop and Zip hydro tap with cold filtered and boiling water
- Resort style main suite offering walk-in robe with custom storage design, private spa access, and quality ensuite offering hydrotherapy spa bathtub privacy screening, skylight, and granite dual sink vanity with plenty of storage
- 4 additional bedrooms, 2 with walk in robes, and one a perfect study/home office with built in desk and custom cabinetry, plus own garage access
- Main bathroom with spa bathtub, oversized frameless rain head shower, and designer stone top vanity with above bench basin and good storage
- Large internal laundry with great storage
- Oversized double lock up garage with additional workshop space/storage in internal access
- Full outdoor kitchen including fridge and pizza oven
- CCTV system, security system, plus clear shield screens to all external windows
- Solar powered electricity 8\*190W

Block: 886m<sup>2</sup>

Residence: 316.7m<sup>2</sup>

Garage/Storage: 55.5m<sup>2</sup>

Alfresco: 51.5m<sup>2</sup>

Total Area: 423.7m<sup>2</sup>

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