

11 Hibberd Crescent, Forde, ACT, 2914

STONE

House For Sale

Friday, 9 August 2024

11 Hibberd Crescent, Forde, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Jess Smith

0410125475

Elegant and Welcoming Family Home

Property to be auctioned onsite on the 31/08/2024 at 3:00pm with offers welcome prior.

From the moment you enter this beautiful architecturally designed home in Forde, you're greeted by an atmosphere of warmth and elegance. The inviting master bedroom, with its built-in robe and ensuite, offers a private retreat, while all additional bedrooms provide built-in robes for ample storage. The well-designed bathroom with a full-sized tub and stylish powder room cater to the needs of a modern family.

The front formal living area faces a large open park land and is perfect for intimate gatherings, leading to a bright, open-plan family and dining area. This space seamlessly flows to an enclosed alfresco, ideal for year-round entertaining. The kitchen, featuring ample storage and an island bench, serves as the home's heart, perfect for cooking and socializing. Practical features include a laundry with external access and a double car garage.

The enclosed alfresco area is a versatile spot for outdoor dining and relaxation, while the spacious backyard offers plenty of room for activities. This Forde home combines comfort, style, and a welcoming atmosphere, making it the perfect place to create lasting memories.

Features Overview:

- Designed by award winning Hayward lance Architects
- Solar - 10.4 kw
- Single level floorplan
- NBN connected with FTTP
- Age: 13 years (built in 2011)
- EER (Energy Efficiency Rating): 3.5 Stars
- Large 10.4kw solar system
- Dual zone reverse cycle ducted air conditioning systems

Sizes (Approx)

- Internal Living: 190.8 sqm
- Covered Alfresco: 32.09 sqm
- Garage: 40.4 sqm
- Total Residence: 263.29 sqm
- Block Size: 480 sqm

Prices

- Rates: \$883 per quarter
- Land Tax (Investors only): \$1813 per quarter
- Conservative rental estimate (unfurnished): \$820 - \$850 per week

Inside:

- Master bedroom with built-in robe and ensuite
- All bedrooms feature built-in robes
- Bathroom with a full-sized tub
- Well-appointed powder room
- Front formal living area
- Open-plan family and dining area with sliding doors to an enclosed alfresco
- Kitchen with ample storage and an island bench
- Laundry with external access
- Double car garage

Outside:

- Enclosed alfresco, perfect for year-round entertaining
- Spacious backyard, ideal for family activities and relaxation
- Low maintenance landscaping

Construction Information:

- Flooring: Concrete slab on ground
- External Walls: Brick veneer and render
- Roof Framing: Truss roof framing, feature raked ceilings
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows, double glazed skylights

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 is 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 reserve is also one of the best bird-watching sites in the ACT and is home to the rare regent honeyeater and Forde's own superb fairy wren. The nature reserves at Mulligans Flat and nearby Gorooyarroo 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 at: jesssmith@stonerealestate.com.au

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