

14 Arndt Street, Forde, ACT, 2914

STONE

House For Sale

Wednesday, 14 August 2024

14 Arndt Street, Forde, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

202sqm contemporary home in the heart of Forde

Property to be auctioned onsite on Saturday 7th September 1:30pm, with offers welcome prior.

Discover the perfect blend of comfort and functionality in this large, contemporary three-bedroom home that is perfect for entertainers and families alike.

This beautiful home is in the well-established and highly sought after master planned community of Forde.

This home stands apart with 3 separate living areas. The heart of the residence features a sunlit north-facing family space, bathing the home in natural light throughout the day. Adjoining the kitchen is a sizeable dining room which is a rarity in a 3 bedroom home. A separate living area at the entry provides a serene retreat for relaxation, so there is space for everyone for every occasion.

A well-equipped open plan kitchen that overlooks your living area is thoughtfully designed for effortless meal preparation and connection with loved ones.

Outside, the north-facing entertaining area extends your living space, creating an inviting spot for alfresco dining or quiet reflection in a peaceful garden setting. During the summer months an included shade sail provides a quiet, private retreat.

The low-maintenance yard features beautifully presented garden beds full of flowering bulbs and is complete with irrigation. The yard also features a built-in clothesline to complement the home's easy-living appeal, making it an ideal choice for those seeking both comfort and convenience in the northern Canberra region.

Features Overview:

- 6.4KW solar system installed in May 2022. Sixteen solar panels with remainder of 15 year warranty and 25 year performance guarantee.
- Huawei 3 phase inverter with 10 year warranty.
- Huawei 5KW battery and power outage backup system with 10 year warranty.
- North facing living areas
- Split level floorplan
- Located a 2-minute drive to Forde Shops for shops, cafes, schools, public transport and other amenities; also a 4-minute drive into Gungahlin Town Centre for more shopping options
- Age: 12 years (built in 2012)
- EER (Energy Efficiency Rating): 5.5 Stars

Sizes (Approx.)

- Internal Living: 150 sqm
- Outdoor entertaining area: 15 sqm
- Garage: 37 sqm
- Total residence: 202 sqm
- Block: 409 sqm

Prices:

- Rates: \$715 per quarter
- Land Tax (Investors only): \$1,371.45 per quarter, approx.
- Conservative rental estimate (unfurnished): \$780-\$800 per week

Inside:

- Sun drenched north-facing family space at heart of home

- Three living areas
- Separate dining room which is ideal for family occasions
- Alternatively, the dining room could be used as a rumpus room for children or easily converted to a 4th bedroom
- Large open plan kitchen with breakfast bar and ample bench space
- Stainless steel appliances include 5 burner gas cooktop, Bosch electric oven, - Bosch dishwasher and externally ducted, integrated rangehood
- Microwave cavity
- Separate living area at entry
- Master bedroom with ceiling fan, walk-in robe plus an ensuite with generous shower, toilet, full height tiling & heat lamps
- Bedrooms 2 and 3 are both large and have sliding built in robes and ceiling fans
- Main bathroom has large shower, bath, full height tiling & heat lamps
- Separate toilet adjacent to main bathroom.
- Laundry has tub, benchtop with storage under, space for washing machine and dryer and a large 2 door built in robe
- Three linen cupboards
- Internal access to a large double garage with rear access door to yard
- Brivis ducted gas heating with add-on ducted cooling
- LED downlighting throughout
- NBN connection for high-speed internet (FTTP)
- Roller blinds to the windows
- All windows fitted with flyscreens and key locks
- Security front door screen

Outside:

- North-facing entertaining space flows seamlessly from family room
- During the summer months an included shade sail provides a quiet, private retreat
- Manicured gardens with irrigation system
- Garden beds filled with bulbs and mature plants provide all year round colour
- Privacy screen to outside entertaining area

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 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. If you would like an inspection outside of these times please email us at jessdoolan@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 disclaims 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.