

**16 Paquita Street, Forde, ACT, 2914**

STONE

**House For Sale**

Thursday, 26 September 2024

16 Paquita Street, Forde, ACT, 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Captivating Family Home in Forde

Property to be auctioned onsite on the 19/10/2024 at 1:30pm with offers welcome prior.

From the moment you step through the door, this exquisite home in Forde captures your heart with its blend of modern elegance and inviting warmth. Imagine starting your mornings in the luxurious master bedroom, a private retreat complete with a walk-in robe and ensuite, designed for ultimate comfort. The additional bedrooms, each equipped with built-in robes, offer ample space and privacy for family or guests. The well-appointed main bathroom, featuring a full-sized tub and separate toilet, provides a spa-like experience at home.

The bright front living area, filled with natural light, creates a welcoming space for relaxation. For entertainment, the home theatre is perfect for cozy movie nights. The heart of the home is the open-plan family and dining area, seamlessly connected to a stylish kitchen with an island bench, ideal for hosting gatherings and creating memorable meals. Practical features like a laundry with external access and a double car garage with internal entry ensure convenience at every turn, while ducted gas heating and evaporative cooling provide year-round comfort.

Outside, the covered alfresco area offers an ideal spot for outdoor dining and enjoying the beautifully landscaped backyard. This tranquil oasis is perfect for both entertaining and peaceful retreats, making this home not just a place to live, but a place to love and cherish in the vibrant community of Forde.

### Features Overview:

- Single level floorplan
- NBN connected with FTTP
- Age: 14 years (built in 2010)
- EER (Energy Efficiency Rating): 4.5 Stars

### Sizes (Approx)

- Internal Living: 215.4 sqm
- Alfresco: 20.9 sqm
- Porch: 4.48 sqm
- Pergola: 10.44 sqm
- Garage: 38.43 sqm
- Total Residence: 289.65 sqm
- Block Size: 559 sqm

### Prices

- Rates: \$960.75 per quarter
- Land Tax (Investors only): \$1881.2 per quarter
- Conservative rental estimate (unfurnished): \$785 per week

### Inside:

- Master bedroom featuring a walk-in robe and ensuite
- All bedrooms equipped with built-in robes
- Well-appointed main bathroom with a full-sized tub and separate toilet
- Brightly lit front living area
- Home theatre for entertainment
- Open-plan family and dining area
- Modern kitchen with an island bench
- Laundry with convenient external access
- Double car garage with internal access
- Ducted gas heating and evaporative cooling

Outside:

- Covered alfresco area for outdoor dining and relaxation
- Beautifully landscaped backyard, perfect for entertaining and family activities
- Luxurious spa for ultimate relaxation

Construction Information:

- Flooring: Concrete slab on ground
- External Walls: 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 compasses 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)

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