

# 3 Arndt Street, Forde, ACT 2914



## House For Sale

Friday, 5 July 2024

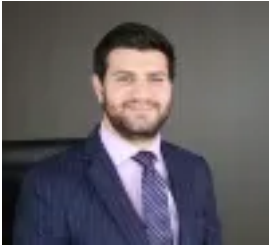
3 Arndt Street, Forde, ACT 2914

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Michael Lyrstakis  
0422633490



Bill Lyrstakis  
0418626593

## Auction 3/8/24

Balance of photos to be uploaded Friday PM  
Entering the home you are welcomed by a large entry hall with an adjoining formal living and dining room with feature ceiling and plenty of natural light. The kitchen is adorned with stainless steel Bosch appliances, stone benchtops, a separate walk in pantry, \*breakfast bar\*, connecting dining area with external access and pendant lighting. Tall pitched ceilings with ducted heating and large second story windows surround the lounge room, with built in entertainment unit and access to the external covered entertainment area. The offering of a large rumpus room with high ceilings and separate split system completes the family home. Also located on the ground floor is a guest bedroom with built in robes, full sized laundry with external access and a powder room. As you make your way upstairs you are greeted by a large communal retreat accessing the remaining three bedrooms featuring built in robes and one with its own private balcony. The master suite is the show piece of the home, with its oversized proportions, separate balcony, walk in robe and ensuite with his and hers vanity and bidet. The upstairs is rounded off by a main bathroom with bathtub, separate toilet and linen cupboards. The backyard is an oasis that is perfect for entertaining, with a built in barbecue, covered entertaining area, large pool with water feature, established trees and Highlights  
5 spacious bedrooms (luxurious master suite)  
2.5 generously sized bathrooms  
2 car garage with internal access  
Multiple north facing living areas  
Designer kitchen with Bosch appliances  
Large backyard with heated salt water pool and travertine tiled entertaining areas  
Zoned ducted gas heating with add on cooling + under tile heating to lower level  
Ducted reverse cycle air conditioning to upper level  
20kw solar system with electric car charging  
Freshly painted  
Ducted vacuum  
Alarm system  
NBN Available  
Close to Gungahlin town centre  
Close to Forde shops  
Living area: 338m<sup>2</sup> (approx.)  
Alfresco: 39.5m<sup>2</sup> (approx.)  
Garage: 51.5m<sup>2</sup> (approx.)  
Land Size: 810m<sup>2</sup>