

# 3 Pill Pl, Forde, ACT, 2914

STONE

## House For Sale

Thursday, 19 September 2024

3 Pill Pl, Forde, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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## Elegant Family Living in Forde

Property to be auctioned onsite on the 19/10/2024 at 12:45pm with offers welcome prior.

Step into Forde's latest gem and discover your forever home. 3 Pill Place is where modern luxury meets practical elegance, offering the ideal fusion of style and comfort.

At the heart of this home lies a chef's kitchen, seamlessly connecting the open-plan family and dining areas. Whether you're enjoying quiet evenings by the fireplace or hosting vibrant gatherings with the expansive indoor/outdoor living spaces, this home is designed for unforgettable moments.

With three separate living areas, there's space for the entire family - and some! The downstairs theatre room is perfect for cozy family movie nights, while the upstairs lounge offers a versatile retreat-ideal as a parent's escape, a playroom for the kids, or a teen hangout.

The expansive master bedroom is a sanctuary for busy parents, featuring a spacious walk-in robe and a luxurious ensuite. The children also enjoy their own walk-in robe or built-in study, with a convenient two-way bathroom making mornings a breeze.

A large, separate study caters to all your work-from-home needs or homework tasks, combining functionality with style.

Outside, the alfresco area connects effortlessly with the open-plan family living, inviting you to savour peaceful morning coffees or host summer barbecues. The generous backyard and entertaining deck is a rare find in Forde and offers ample space for play and relaxation.

Opposite parkland with laneway access, this home ensures privacy and extra room for the family to thrive.

With a double car garage and a spacious modern laundry, this Forde residence blends elegance, functionality, and warmth, setting the stage for a lifetime of treasured family memories.

### Features Overview:

- NBN connected with FTTP
- Age: 12 years (built in 2012)
- EER (Energy Efficiency Rating): 4.5 Stars

### Sizes (Approx)

- Internal Living: 245.8 sqm (126.6 sqm upstairs and 119.2 sqm downstairs)
- Garage: 38.5 sqm
- Alfresco: 14.06 sqm
- Porch: 4 sqm
- Total residence: 302.36 sqm
- Block: 558 sqm

### Prices

- Rates: \$985.82 per quarter
- Land Tax (Investors only): \$1943.2 per quarter

### Inside:

- Master bedroom with large walk-in robe and ensuite
- Bedrooms 2 and 3 with built-in robes and dedicated study spaces
- Bedroom 4 with a spacious walk-in robe

- Well-appointed two-way bathroom
- Downstairs powder room
- Upstairs lounge room
- Open-plan family and dining area with dual sliding doors leading to the alfresco
- Modern kitchen
- Downstairs lounge or theatre room
- Separate Study for your work-from-home needs
- Modern Laundry with convenient access outside
- Double car garage with internal and external access
- Plantation shutters
- Ducted reverse cycle cooling and heating with zoning
- Wood fireplace that can provide its own heating for the entire home
- The house has been painted with new and luxurious carpet installed.

#### Outside:

- A beautifully designed alfresco area, perfect for outdoor dining and entertaining
- A spacious backyard offering a blend of relaxation and space for play, ideal for family gatherings or quiet evenings
- Opposite parkland and near Mulligans flat nature reserve the home is private and peaceful

#### Construction Information:

- Flooring: Concrete slab
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Colorbond roof cladding
- 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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