

32 Ada Baker Street, Forde, ACT, 2914

House For Sale

Wednesday, 2 October 2024



32 Ada Baker Street, Forde, ACT, 2914

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Modern Family Living in Tranquil Surroundings

Supremely positioned within a quiet loop street in the heart of Forde, this beautifully presented 3-bedroom family home offers flowing living spaces, light-filled interiors, and sophisticated modern touches. Perfectly blending tranquility and convenience, this property is ideal for growing families or first-home buyers. Only moments from Forde shops, local schools, scenic ponds, walking trails, and Mulligan's Flat Nature Reserve, this home ensures easy, connected living.

Step inside and experience the comfort of modern living with a clever layout that maximizes privacy and space. The master bedroom is thoughtfully positioned for seclusion, while the open-plan living area seamlessly connects to the outdoor spaces, creating a serene environment to relax or entertain.

Key Features:

- Three spacious bedrooms with generous natural light
- Master bedroom positioned for privacy
- Bright, open-plan living and dining area
- Well-equipped kitchen with ample bench space, quality appliances (gas cooktop, oven, and dishwasher)
- Full-sized luxurious bathroom with a soaking tub
- Ducted gas heating and wall-mounted reverse cycle air conditioning
- Continuous gas hot water and energy-efficient features (EER 6.0)
- Large windows and glass sliders framing the landscape and filling the home with light
- Low-maintenance backyard with plenty of space for gardening or outdoor activities
- 3 veggie patches and fruit trees for garden lovers
- Carport with automatic door and additional parking
- NBN connected with Fiber to the Premises (FTTP)
- 16 solar panels with a 4.8 kW system
- Sensor lights around the backyard and driveway for added convenience

Lifestyle Highlights:

- 400m to Burgmann Anglican School
- 250m to public transport
- 600m to the Dog Park
- 800m to Mulligan's Flat Nature Reserve
- Minutes away from Forde shops, playgrounds, and walking trails
- 5-minute drive to Amaroo shops and schools
- 7-minute drive to Gungahlin Marketplace and light rail
- Canberra CBD in just 23 minutes

The Numbers:

- Internal living area: 119 sqm
- Block size: 356 sqm
- Unimproved value (2024): \$428,600
- EER: 6.0
- Rates: \$724.11 quarterly (approx.)
- Land Tax (for investors): \$1,281.66 quarterly

This property represents smart buying for families, investors, or first-home buyers looking for a peaceful retreat in one of Canberra's most desirable suburbs. Don't miss this opportunity to make 32 Ada Baker Street, Forde your home.

All figures are approximate

For further details, please contact Raman Singh by submitting an enquiry below or calling on 0401 312 463.

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