

# 33 Paquita Street, Forde, ACT, 2914

STONE

## House For Sale

Wednesday, 31 July 2024

33 Paquita Street, Forde, ACT, 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Stylish and Comfortable Family Home in Ford

Property to be auctioned on-site on 24/08/2024 at 1:30pm with offers welcome prior.

Welcome to your dream home in the heart of Forde, where comfort and style blend seamlessly. This stunning residence features a spacious master bedroom with a walk-in robe and ensuite, while all additional bedrooms include built-in robes. The home boasts a bright formal lounge, an open-plan family and meals area with sliding door access to the well-maintained backyard, and a modern kitchen with an island bench. Practicality meets convenience with a bathroom that includes a full-sized tub and separate toilet, a laundry with external access, and a double car garage with internal entry. Comfort is ensured with reverse cycle air conditioning and ceiling fans throughout, with the added benefit of solar panels, backup batteries, as well as added safety of security cameras both inside and outside and an electronic door lock. Located in the desirable suburb of Forde, this home offers the perfect balance of tranquillity and convenience. Don't miss your chance to make it yours!

### Features Overview:

- Single level floorplan
- Structured data cabling
- 4x Camera security system
- Ring Doorbell camera
- Solar panel system with solar batteries
- Wall mounted home automatic system
- NBN connected with FTTP
- Age: 15 years (built in 2009)
- EER (Energy Efficiency Rating): 5 Stars

### Sizes (Approx.)

- Internal Living: 167.41 sqm
- Porch: 2.42 sqm
- Garage: 37.92 sqm
- Total Residence: 207.75 sqm
- Block Size: 451 sqm

### Prices

- Rates: \$682.5 per quarter
- Land Tax (Investors only): \$1601.05 per quarter

### Inside:

- Spacious master bedroom featuring a walk-in robe and ensuite
- All bedrooms include built-in robes
- Bathroom equipped with a full-sized tub and a separate toilet
- Bright and airy front formal lounge
- Open-plan family and meals area with sliding door access to the yard
- Modern kitchen with an island bench
- Laundry with convenient external access
- Double car garage with internal entry
- Reverse cycle heating and cooling and ceiling fans
- Solar panels and back-up batteries
- Security cameras inside and outside
- Electronic door lock

### Outside:

- Well-maintained backyard ideal for relaxation and entertainment
- Water tank
- Garden shed

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
- Wall Insulation: Thermal insulation value approximately R-2.0
- Roof Insulation: Thermal insulation value approximately R-4.0 with reflective foil

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 reserve 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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