

4 Phyllis Frost Street, Forde, ACT, 2914

STONE

House For Sale

Wednesday, 31 July 2024

4 Phyllis Frost Street, Forde, ACT, 2914

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Type: House



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Luxurious Family Retreat with Ultimate Comfort and Style

Property to be auctioned on-site on 24/08/2024 at 3:00pm with offers welcome prior.

Discover your dream home, where opulence and comfort merge seamlessly to craft the ultimate sanctuary. Step into this luxurious family residence, where every detail exudes sophistication and style.

The master bedroom is a retreat in itself, boasting not one but two walk-in robes, a private lounge area, an ensuite with a spa and double vanity, and a balcony overlooking a serene nature reserve. The additional upstairs bedroom also has two walk-in robes, while the third bedroom downstairs features a walk-in robe for the ensuite and the fourth bedroom has built-ins.

Indulge in the upstairs bathroom with a separate toilet, complemented by a downstairs bathroom complete with a full-sized tub and separate powder room/toilet. The formal front lounge invites you to unwind in elegance, while the rumpus room and expansive open-plan family and meals area effortlessly transition to an enclosed alfresco space, perfect for seamless indoor-outdoor living.

The kitchen is a chef's delight with generous bench space, ample storage, and a walk-in pantry that caters to all culinary needs. Practical amenities include a convenient laundry with external access, a double car garage with a dedicated workshop and internal entry, along with ducted gas heating and electric cooling, ensuring year-round comfort.

Outside, a sprawling backyard beckons with a saltwater heated pool and a gazebo, promising endless days of relaxation and enjoyment.

This haven of luxury and warmth transcends the concept of a house; it embodies the essence of a true home where cherished memories are created. Welcome to your dream home, where every moment is infused with unparalleled comfort and refined living.

Features Overview:

- Exquisite and expansive four-bedroom four-bathroom residence
- High ceiling throughout with raked ceiling in living room and void in staircase providing openness and airiness to the home central space
- Timber floors
- Double level floorplan
- NBN connected with FTTP
- 32 panels 13.2kw solar system
- 3-phase power supply
- Provision for electric vehicle charger
- Security alarm system
- Age: 14 years (built in 2010)
- EER (Energy Efficiency Rating): 4 Stars

Sizes (Approx)

- Internal Living: 298.29 sqm (98.60 sqm upstairs and 199.69 sqm downstairs)
- Alfresco: 44.77 sqm
- Balcony: 16.5 sqm
- Gazebo: 20 sqm
- Porch: 16.5 sqm
- Garage: 56.40 sqm
- Total Residence: 452.46 sqm
- Block Size: 623 sqm

Prices

- Rates: \$865.47 per quarter
- Land Tax (Investors only): \$1385.25 per quarter

Inside:

- Expansive master bedroom featuring luxurious ensuite with spa and double vanity, 2 walk-in robes, parents retreat and balcony with the view of nature reserve
- Two additional bedrooms with walk-in robes one with ensuite
- 4th bedroom with built-in robe
- Downstairs bathroom with tub and separate toilet/powder room
- Well-appointed upstairs bathroom with separate toilet
- Elegant formal lounge with double doors
- Rumpus room with sliding doors to the enclosed alfresco
- Open-plan family and dining areas opening onto the north facing enclosed alfresco
- Kitchen with stone island bench top, ample bench and storage space including walk-in pantry
- 900mm Smeg oven and electric cooktop
- Laundry with external access
- Spacious double garage with workshop and two internal accesses
- Large under stairs storage space
- Ducted gas heating and electric cooling plus split system airconditioning in rumpus, for optimal year round comfort

Outside:

- Large enclosed alfresco area with stacked and bifold doors opening to the pool area and spacious side yard
- Expansive backyard featuring a fibreglass salt water heated swimming pool and gazebo
- Garden shed
- Rainwater tank with connection to irrigation system, laundry and toilet tanks
- 2 side accesses, 1 wide enough to park a small car or trailer

Construction Information:

- Flooring: Concrete and timber flooring
- External Walls: Brick veneer and compressed cladding
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Metal roof cladding
- Gutters: Single glazed windows
- Wall Insulation: Thermal insulation value approximately R-1.5
- Roof Insulation: Thermal insulation value approximately R-3.5 with anticon roof blanket

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 encompasses 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

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