

55 Zakharov Avenue, Forde, ACT, 2914

STONE

House For Sale

Thursday, 31 October 2024

55 Zakharov Avenue, Forde, ACT, 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Peaceful Living and Endless Comfort in This Forde Gem

Property to be auctioned onsite on the 16/11/2024 at 1:30pm with offers welcome prior.

Step into a home that radiates warmth and sophistication, nestled in the highly sought-after community of Forde. The master suite is a peaceful sanctuary, featuring a walk-in robe and a luxurious ensuite where you can unwind at the end of the day. Bedrooms 2 and 3 provide ample space and storage with built-in robes, while the private second-story fourth bedroom, complete with its own balcony, offers an exclusive retreat perfect for guests or a quiet home office.

The heart of the home is the open-plan family and dining area, where natural light flows through large sliding doors, inviting you to step out to the covered pergola. It's the perfect space for hosting barbecues, enjoying alfresco dinners, or simply relaxing in the fresh air. The modern kitchen, thoughtfully designed with plenty of storage and counter space, is ready for family meals or entertaining friends. A well-appointed bathroom with a full-sized tub, a separate toilet, and a laundry with a convenient powder room add to the home's functionality.

Outside, the covered pergola leads to a private backyard, a low-maintenance oasis where you can enjoy gardening, outdoor games, or simply bask in the serenity of your own outdoor retreat. The garage, with direct access to the pergola, adds convenience and practicality for busy households.

In Forde, you're not just buying a home, but a lifestyle surrounded by green spaces, walking trails, and a friendly community. This is a place where comfort, style, and convenience come together, creating the perfect backdrop for your next chapter.

Features Overview:

- North facing to the rear
- Triple level floorplan
- NBN connection available
- Age: 14 years (built in 2010)
- EER (Energy Efficiency Rating): 5.5 Stars

Sizes (Approx)

- Internal Living: 176.05 sqm (69.57 sqm Ground floor, 69.98 sqm First floor and 36.5 sqm)
- Balcony: 3.33 sqm
- Porch: 4.75 sqm
- Garage: 42.63 sqm
- Total Residence: 226.76 sqm
- Block Size: 246.54 sqm

Prices

- Strata Levies: \$762 per quarter
- Rates: \$706 per quarter
- Land Tax (Investors only): \$1047 per quarter
- Conservative rental estimate (unfurnished): \$770 - \$790 per week

Inside:

- Master bedroom featuring a walk-in robe, private ensuite and private balcony
- Bedrooms 2 and 3 with built-in robes, plus a secluded second-story 4th bedroom with its own balcony
- Bathroom with a full-sized tub and separate toilet
- Open plan family and dining area with sliding doors leading to a covered pergola
- Modern kitchen with ample storage and workspace
- Laundry with a powder room

- Split system heating and cooling
- Garage with direct access to the covered pergola

Outside:

- Spacious covered pergola, ideal for year-round entertaining
- Low-maintenance backyard, offering a private outdoor retreat

Construction Information:

- Flooring: Concrete to ground level. Timber floor framing to upper floor levels
- External Walls: Brick veneer and weatherboard cladding
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Window Glazing: Single glazed windows

Forde, a master-planned community, offers 11 main parks and 39 hectares of wetlands and nature reserves, all designed to encourage eco-friendly activity. Every home is conveniently located within 200 meters of a landscaped park, wetland, or nature reserve, with 29% of the suburb dedicated to green space.

Mulligans Flat Nature Reserve is rich in natural habitat, Indigenous history, and vibrant European heritage. It is one of the ACT's premier bird-watching spots, home to the rare regent honeyeater and Forde's own superb fairy wren. Along with nearby Gorooyarroo, these reserves shelter four native bird species, as well as rare shingleback lizards, echidnas, frogs, and various reptiles

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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