

66 Max Purnell Street, Forde, ACT 2914



House For Sale

Friday, 5 July 2024

66 Max Purnell Street, Forde, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 409 m2

Type: House



Mark Larmer And Aaron Lewis
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Jason El-Khoury
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Offers over \$900,000

Please note, if not sold prior, this property will be going to auction on site, 12:30pm, Wednesday 31st July 2024. The advertised price guide is there to help give buyers a bracket to work from and can be updated as the campaign progresses. Offers prior to auction welcomed. At just 13 years old, this immaculate home has a modern fit out and will appeal to downsizers and families alike while also providing a strong rental return and future capital growth for investors. Spacious three-bedroom homes in Forde are very tightly held and this, coupled with its quiet location across from reserve and less than 100m to a pond, make it a standout. Positioned in a quiet street with little through traffic this home is located just 100m to a local pond and there are walking and biking trails all through the suburb. In fact, the local shops and local Bergman campus are less than 1 km away along undulating walking paths making it easy for the kids to get to and from school without needing to be driven each day. The suburb itself is also bordered by the Mulligans Flat Woodland Sanctuary nature reserve offering a picturesque place to hike, exercise the dog or ride a bike all year round. In addition, the ACT government has committed 20 million to develop a football Facility to the South of the suburb (off Bettong Av) including multiple outdoor football fields and indoor futsal courts. So, if you have a sporting, outdoors, adventure loving family this has the location you are after, no more bored kids wanting to play computer games on the weekends. Make sure to watch our detailed, un-cut, walk-through video before you inspect (and after). It's our 24/7 salesperson to help you get an excellent feel for the features and benefits of this home inside and out. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly auction campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you.

Features Overview:

- Freestanding, separate title property
- Generous, single level floorplan (larger than many other 3 bedroom homes in the area)
- Modern home with high level of inclusions throughout and a clean building report
- Vacant possession, so no need to wait for owners or tenants to relocate
- Early access available via an occupation licence, if you need to move in quickly before settlement
- Flexible settlement options, if you have another property you want, or need, to sell, or to have more time to secure financing
- Offers before auction (above the published guide price and accompanied with a Section 17) are welcomed

The numbers (approx):

- Living area: 152m²
- Garage size: 35m²
- Timber deck and covered entertaining area: 21m²
- Block size: 409m²
- Energy rating: 4.5 stars (out of 6 stars)
- Age of home: 13 years (built 2011)
- General Rates: \$3,075 p.a.
- Water & sewerage rates: \$704 p.a.
- Land tax (investors only): \$5,600 p.a.
- Conservative rental estimate (unfurnished): \$710/wk

Inside:

- Ducted gas heating with add-on cooling plus wall mounted split system in lounge installed August 2023 (Mitsubishi heavy industries 'Bronte' 8.0 Kw heat / 7.1 Kw cool)
- LED downlighting throughout
- NBN connection for high-speed internet (FTTP)
- Combination of roller blinds and roman blinds on the windows
- Crimsafe security front door screen
- Timber-look, hybrid flooring throughout entry, hall, all living areas and main bedroom, carpets in bedrooms 2 and 3
- Formal and informal living areas are separated by the kitchen in the middle
- Formal living room has ceiling fan, tinted windows on 2 sides and outlook to reserve across the road
- Informal lounge room has outlook to side yard and built in study desk behind bifold doors
- Galley style kitchen design (open on 2 sides) with stainless steel appliances include 5-burner gas cooktop and electric under bench Omega oven, externally ducted integrated rangehood, under bench Bosch dishwasher, microwave cavity, lots of storage cupboards and draws, large fridge cavity, 1 and a half bowl sink
- Large main bedroom at rear of home with ceiling fan, walk-in robe plus an ensuite with oversized shower vanity with storage under, toilet, full height tiling, 2 heat lamps, external ventilation and tinted glass sliding door with access to yard
- Bedrooms 2 and 3 both have sliding built in mirrored robes and share the main bathroom
- Main bathroom has large shower, bath, full height tiling, heat lamps, vanity with storage under with a toilet and vanity in its own room separate to the main bathroom
- Linen cupboard behind 2 door sliding robe in hallway
- Laundry has tub, benchtop with storage under, space for washing machine and dryer and 2 sliding built in robes
- Remote garage door with internal access to house and rear access door to yard

Outside:

- 6.63 kw solar system with 17 panels in total, installed March 2022 with 25 yr product warranty and 5 kw SolarEdge energy hub inverter with 12 yr warranty
- Timber decking entertaining area, covered area extended with pergola
- Built in kids play area under pergola
- Rainwater tank with pump for servicing toilets and laundry
- Rinnai, infinity, instantaneous and continuous gas hot water system
- Screening on fencing for additional height and privacy
- Clothesline at rear
- No grass front or rear, primarily paved rear yard and primarily Astroturf in front yard
- Metal, lockable store shed in back corner
- Room in the driveway for another 2 vehicles off the road
- External awnings on windows
- Fully enclosed cat run to side of home

To help buyers:

- A digital brochure with everything to consider a purchase