

89 Blizzard Circuit, Forde, ACT, 2914



House For Sale

Thursday, 12 September 2024

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Bedrooms: 4

Bathrooms: 4

Parkings: 2

Type: House

Modern in design, private in location.

What you see:

Positioned directly opposite Mulligans Flat reserve with bush views and the ultimate private location, this exquisite home captures the best Forde has to offer. With a north easterly position, this expansive family home covers an impressive 292m² total floor area with a seamless and modern floor plan, set across a private and manageable parcel of land. Comprising of four large bedrooms, each with its own ensuite and the master bedroom on the ground floor for easy access and constructed only six years ago with the very best in materials used throughout the home.

What we see:

Unrivalled opportunity in this exclusive enclave.

See more:

Two storey architecturally designed residence directly opposite Mulligans Flat reserve
Northerly appointed gourmet kitchen with integrated dining area, butler's and walk in pantry, integrated drawers and ample cupboard space
Miele appliances include gas cooktop, wall mounted electric double oven and dishwasher
Flexible floor plan with multiple formal and informal living spaces, feature windows and custom joinery throughout
Downstairs master bedroom with walk-in and built-in robe and ensuite
Three additional bedrooms with private ensuites and custom built-in and walk-in robes
Bathrooms include wall hung vanities, walk-in showers, one including a bath
Integrated outdoor living with alfresco including built in BBQ with kitchenette, electric sun blinds and entertaining deck
Downstairs study with built-in joinery
Ducted reverse cycle heating and cooling
Under stair storage
High ceilings
Downstairs powder room
Tiled and carpeted flooring throughout
Garden shed
Intercom system
Ducted vacuum system
Laundry with ample storage external access
Double car garage with built-in storage and internal access
Within 1 minute walk to Mulligans Flat Reserve
Within 7 minutes' drive to Yerrabi Pond
Within 4 minutes' drive to the local Forde Shops
Within 10 minutes' drive to Burgmann Anglican School Forde Campus
Within 8 minutes' drive to Gungahlin Market Place
Within 29 minutes' drive to Canberra CBD

Total Residence: 292m²

Lower Living: 161m²

Upper Living: 89m²

Total Living: 250m²

Garage: 40m²

Block: 426m²

Built: 2018

EER: 5.5

Rental range: \$1,100 - \$1,200 p.w

Rates: \$3,019 p.a

Land Tax: \$5,069 p.a

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