



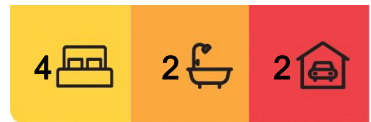
## Forde, 10 Hooton Street Presents Great Value

Bursting with potential and offering incredible value in a sought-after location. With a little care, this home can become something truly special—a smart investment or a home that works as hard as you do.

Step inside and discover a versatile layout featuring two separate living areas, perfect for relaxing or entertaining. The generously sized bedrooms provide plenty of space to unwind, while the two well-appointed bathrooms add convenience and practicality.

Functionality meets ease with a large, full-sized laundry and an abundance of storage throughout, ensuring everything has its place.

Outside, the low-maintenance backyard offers a hassle-free outdoor space, while the beautiful street frontage adds to the home's appeal. Located within walking distance to scenic trails at Mulligans Flat Reserve and close to schools, shops, and amenities, this is a



**For Sale**  
By Negotiation

**View**  
[ljhooker.com.au/1HGJF9U](http://ljhooker.com.au/1HGJF9U)

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EER ★★★★★



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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lifestyle rich in both convenience and nature.

This is your opportunity to secure a property that offers exceptional potential and unbeatable value in a location that continues to grow in demand. Don't miss the chance to turn potential into reality.

Features:

- Ducted reverse cycle heating and cooling
- Two separate living areas
- Open plan family, kitchen and dining area
- 2 car garage with internal access
- Close proximity to Mulligans Flat Reserve, schools & shops
- 195sqm of living
- 325sqm block

Rates: \$2,843 p.a. approx.

Land Tax: \$4,659 p.a. approx.

EER: 3.5

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## More About this Property

<b>Property ID</b>	1HGJF9U
<b>Property Type</b>	House
<b>House Size</b>	195 m2
<b>Land Area</b>	325 m2
<b>EER</b>	3.5

### Eoin Ryan-Hicks 0424 042 419

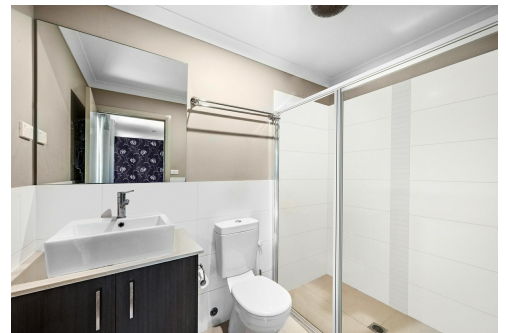
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### Olivia Schultz 0415 366 287

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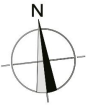
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Ground Floor



First Floor

The floor plan is not to scale, measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

10 Hooton Street, Forde

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