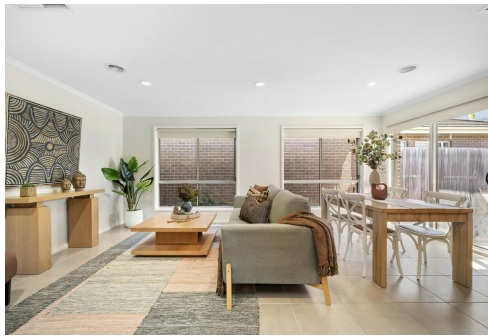




Forde, 14 Marcus Street

The Perfect 4-Bedroom Home in Forde: Where Comfort Meets Nature

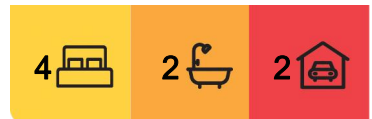
Experience the perfect blend of comfort and convenience in this beautifully designed 4-bedroom home in the heart of Forde, one of Canberra's greenest communities. This modern property offers the ideal layout for families and those who love to entertain. The open-plan kitchen, family, and dining rooms create a spacious and inviting atmosphere, while the separate living room provides a quiet retreat for relaxation.

The key features of this home include a well-appointed kitchen with a large bench space, a walk-in pantry, and gas cooking-ideal for cooking enthusiasts and family meals.

There are four generously sized bedrooms, each with built-in wardrobes, with the main bedroom offering a private ensuite for added comfort and privacy. A sliding door from the main bedroom and bedroom three leads directly to the backyard-ideal for kids or pets to play freely.



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.



For Sale
\$940,000+

View
ljhooker.com.au/34AYGCY

Contact
Virginia Stoker
0434 610 698
virginia.stoker@ljhooker.com.au

EER ★★★★★★

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(02) 6213 3999

Ducted gas heating and evaporative cooling ensure year-round comfort, regardless of the season.

Enjoy easy-care landscaped front and back yards with artificial turf, offers a low-maintenance outdoor space perfect for family gatherings or a quiet, relaxed evening. The double garage provides internal access for your convenience.

This home's location in Forde is encircled by lush parklands, wetlands, and nature reserves.

The suburb's local shops offer everything you need, just a short walk for a New York Pizza at Da Bronx or a bite or cocktail at Frankies at Forde.

Additionally, Forde is located next to the Mulligans Flat Reserve, where you can explore scenic walking trails and observe native wildlife, including the charming Bettongs.

If you're looking for a well-presented, low-maintenance home in a fantastic location, this is the perfect choice for you. Don't miss out on this opportunity to make Forde your new home.

AT A GLANCE:

- The open-plan kitchen, family, and dining rooms create a spacious and inviting atmosphere.
- The separate living room provides a quiet retreat for relaxation.
- Large bench space
- Walk-in pantry, and gas cooking-ideal for cooking enthusiasts and family meals.
- Built-in wardrobes in bedrooms with the main bedroom offering a private ensuite for added comfort and privacy.
- Sliding doors from the main bedroom and bedroom three lead directly to the backyard, making it ideal for kids or pets to play freely.
- Ducted gas heating and evaporative cooling ensure year-round comfort, regardless of the season.
- Enjoy easy-care landscaped front and back yards with artificial turf, providing a low-maintenance outdoor space perfect for family gatherings or a quiet, relaxed evening.
- The double garage provides internal access for your convenience.
- This home's location in Forde is encircled by lush parklands, wetlands, and nature reserves, allowing you to enjoy the beauty of nature from your own backyard.
- The suburb's local shops offer everything you need, with Asian dining, Pizza, or treat yourself to a bite or cocktail at Frankies at Forde.
- Forde is located next to the Mulligans Flat Reserve, where you can explore walking trails and spot native wildlife, including the charming Bettongs. Top of Form
- 350m to nearest bus stop
- 650m walk to Burgmann Anglican School (Forde Campus)
- 750m walk to Forde Shops
- 3km to Gungahlin Town Centre
- 18km to the City

THE NUMBERS

- Living Size: 158m2



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- Land Size: 390m2
- Rates: \$676pq approx.
- Land Tax (if rented): \$1,083pq approx.
- EER: 4.5

More About this Property

Property ID	34AYGCY
Property Type	House
Land Area	390 m ²
EER	4.5

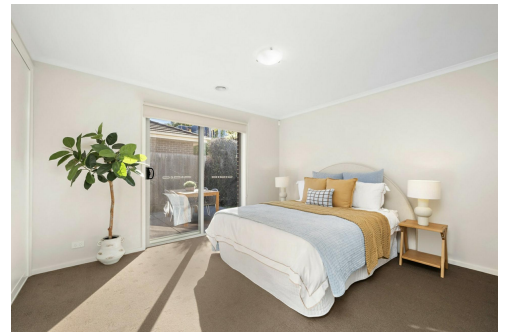
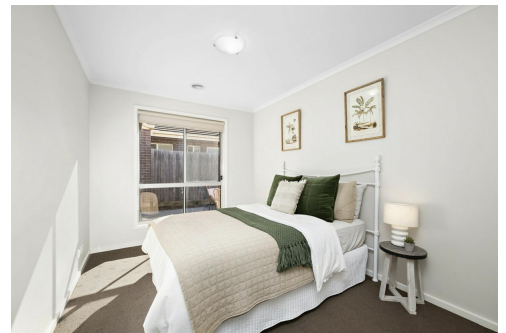
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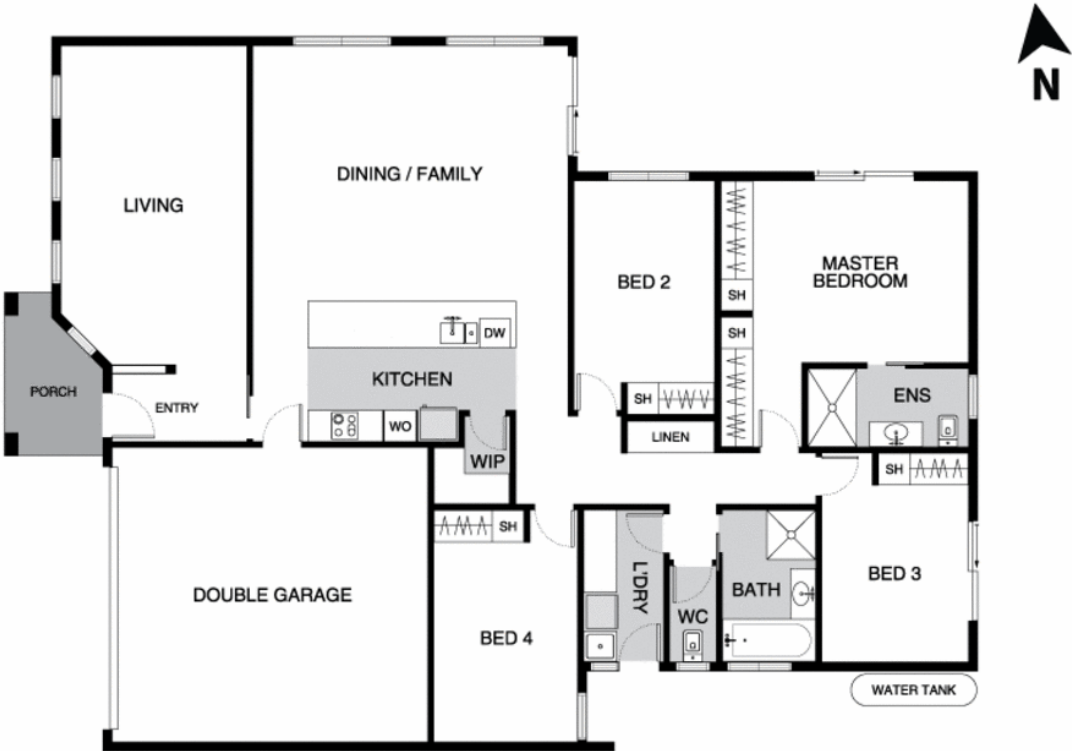
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Floor Plan



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