

14 Zakharov Avenue, Forde

A rare opportunity to secure one of Forde's finest homes...

Modern, functional and flowing seamlessly from one space to the next, the home offers an exceptional lifestyle in one of the best landscaped reserves and water features in Canberra.

Situated in the stunning Lyle Gillespie Reserve and complimented by uninterrupted water views, 14 Zakharov Avenue is a stunning executive-level family home that is designed to impress.

All this and less than 300m to local café's, restaurants, shops and school! This is why Forde rates as one of Canberra's most live able locations.

This exceptional two storey residence offers 350sq/m under roof and includes:

- Four bedrooms + study;
- Ensuite, main bathroom and downstairs powder room;
- Formal living and dining;
- Separate family room;
- Chef-style kitchen with walk-in pantry; and
- An upstairs multi-purpose/rumpus room
- Large covered outdoor entertaining area

4 2 2

FOR SALE
$1,995,000+

VIEW
Sat 7th Nov @ 3:15PM - 4:00PM

AGENTS
Jeff Shortland
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AGENCY
LJ Hooker Gungahlin
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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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From the instant you step through the front door you're welcomed by the spacious open-plan formal living/dining room which leads to the alfresco dining area and timber deck.

To the right of the entry, there is a segregated family room that offers a private space to enjoy the northerly aspect and landscaped gardens.

The study, complete with water views, makes for the ideal home office (or guest bedroom).

The light-filled kitchen is enormous and connects perfectly with both the dining area and outdoor entertaining space.

It really is the home chef's dream and includes:
- a large island bench;
- waterfall stone benchtops;
- integrated dish washer and fridge/freezer;
- induction cooktop and fan forced oven;
- plenty of cupboard/drawer space and;
- a walk-in pantry.

The upper level includes the rumpus, upper balcony, main bathroom and four generous bedrooms.

The main bedroom is bathed in natural light and includes a very impressive walk-in robe and a superb ensuite.

Bedrooms two and three include built-in cupboards while bedroom four has a walk-in.

The main bathroom is also quite spacious and includes a separate toilet and vanity.

The rumpus is an exceptional space and includes a semi-covered balcony that offers commanding views over the pond.

But wait there's more... the home also offers a large double garage with separate storeroom as well as off street parking.

The home also boasts a separate laundry with walk in linen cupboard and laundry chute. There is hydronic heating throughout, ducted RCAC, solar and double glazing.

The location is superb with easy access to Horse Park Drive, Federal Highway and the Majura Parkway.

Gungahlin CBD and light rail is less than 3km away, and there's also excellent shopping facilities in neighbouring suburbs of Amaroo and Casey.

For more information or to arrange an inspection, call
Jeff Shortland, 0417 483 627 or
email jeff.shortland@ljhooker.com.au

In brief:
- Stunning two storey executive style home
- Uninterrupted views of Zakharov Pond
- Four bedrooms + study
- two bathrooms + downstairs powder room
- Open plan dining and living
- Separate family room
- Amazing kitchen with walk-in pantry
- Induction cooktop, fan forced electric oven and dishwasher
- Fully integrated Miele fridge and freezer
- Continuous gas hot water

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- Hydronic heating
- Ducted RCAC
- Double glazing
- Spacious laundry with linen cupboard
- Upstairs rumpus room
- Large covered outdoor entertaining area
- Timber deck
- Solar with generous feed in tariff
- Established landscaped gardens
- Double garage with storeroom and internal access
- Serene parkland and walking within 50 meters
- Forde Shopping Centre 300m
- Burgmann Anglican School 350m
- Gungahlin Shopping Centre 3km
- Build: 2011
- NBN: FTTP

" Ground floor: 158 m²
" Upper level: 122 m²
" Front deck 21 m²
" Rear deck 36 m²
" Upper terrace: 14 m²
" Garage: 52 m²
" Total under roof: approximately 350 m²
" Block: 717 m²

- Rates approx. $4200 pa
- Land tax approx. $8400 pa
- UV: $718,000 (2025)
- NBN: FTTP
- EER 4.5











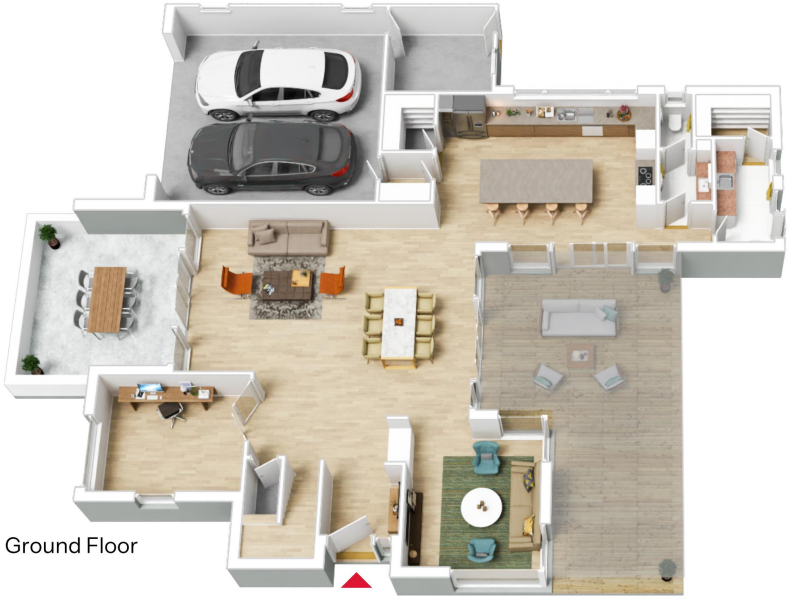
MORE DETAILS

Property ID	3764GCY
Property Type	House
House Size	369.51 m2
Land Area	717 m2
EER	4.5
Including	Evaporative Cooling Solar Panels

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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.

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