



18 Horneville Street, Forde

## Easy, light-filled living in a family-friendly pocket of Forde

Auction Location: On Site

Set in a quiet, family-focused street, this well-kept single-level home offers a practical layout, generous living spaces, and the kind of flexibility that makes everyday life easy.

As you step inside, you're welcomed by a spacious living room positioned at the front of the home. It's a great first impression. Light-filled, well proportioned, and subtly defined by feature columns that give the space character without closing it off. Timber-style flooring runs through the living areas, adding warmth and continuity, with tiling kept to the wet areas for everyday practicality.

Moving through, the kitchen sits at the heart of the home and is larger than you might expect. There's excellent storage, good bench space, quality appliances, and skylights that bring natural light into the space. It connects seamlessly with the family and dining area, making it ideal for daily living, entertaining, or simply keeping an eye on things while meals are being prepared.

The family and dining zone feels open without being exposed, and the

4  2  2 

**FOR SALE**

Auction 28/02/2026

**VIEW**

By Appointment

**AGENTS**

Dikshant Dhungel

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dikshant.dhungel@ljhmanuka.com.au

**AGENCY**

LJ Hooker Manuka

(02) 6239 5551

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 **LJ Hooker**

layout makes great use of space with no wasted areas. Storage is a real strength throughout the home.

Accommodation is thoughtfully arranged. Two bedrooms include built-in robes, while a well-sized multipurpose room without a robe is ideally placed to function as a study, fourth bedroom, or guest room. The main bedroom is well sized and includes a walk-in robe and ensuite. It also opens directly onto the sunroom, a versatile extra space that can be used as a retreat, playroom, or quiet sitting area. The sunroom is also accessible from the family and dining area, allowing it to function as a true extension of the living space.

Outside, the backyard and side yard are low maintenance and private, making this a home that's easy to enjoy without constant upkeep.

Located close to schools including Burgmann Anglican School, parks, ponds, and walking tracks, with Gungahlin Town Centre just a short drive away, this is a comfortable, well-balanced home in a location that families continue to love.

- Single-level family home in a quiet Forde street
- Two separate living areas
- Three bedrooms plus a well-sized multipurpose room suitable as a fourth bedroom or guest room
- Main bedroom with walk-in robe and ensuite
- Two additional bedrooms with built-in robes
- Sunroom with access from main bedroom and family/dining area
- Kitchen with skylights, excellent storage, and good bench space
- Omega 90cm gas cooktop, electric oven, canopy rangehood, dishwasher
- Stylish main bathroom with jacuzzi bathtub
- Covered pergola and alfresco entertaining area
- Laminate timber flooring throughout living areas
- Ducted gas heating and reverse cycle system
- Low-maintenance backyard and side yard
- Front deck and entry steps
- Family-friendly neighbourhood close to schools, parks, ponds, and walking tracks
- Short drive to Gungahlin Town Centre
- NBN fibre to the premises

EER: 5 stars

Rates: \$884pq (approx.)

Land Tax (for investors): \$1635pq (approx.)

Internal Living: 175sqm (approx.)

Outdoor Living: 13sqm (approx.)

Garage 35sqm (approx.)

Block Size: 453sqm (approx.)

UV: \$578,000 (2025)

Year Built: 2010

Disclaimer: The photographs used in this advertisement were taken prior to the commencement of the current tenancy. The presentation, furnishings, and overall conditions of the property may differ from what is shown in the images.

Disclaimer:

While all care has been taken in compiling information regarding properties marketed for rent or sale, we accept no responsibility and disclaim all liabilities regarding any errors or inaccuracies contained herein. All parties should rely on their own investigation to validate the information provided.

EER 

## MORE DETAILS

Property ID	1UGMFMF
Property Type	House
House Size	175 m2
Land Area	453 m2
EER	6
Including	Air Conditioning Dishwasher Built-in-Robes

### Dikshant Dhungel 0451 404 198

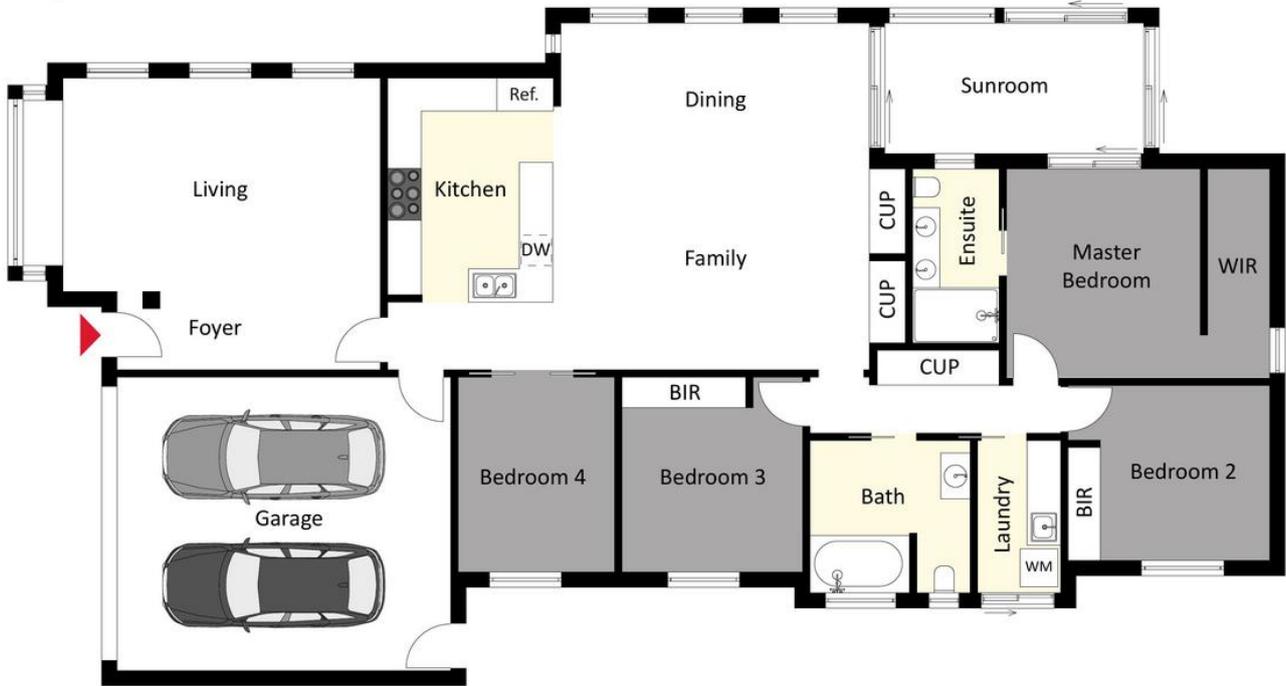
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### LJ Hooker Manuka (02) 6239 5551

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries.