







Forde, 3 Denoon Street

Perfect Family Home, Minutes Away from Mulligans's Flat Reserve

5 3 2

For Sale
Auction

View
ljhooker.com.au/2B2HFHK

Contact
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Auction Location: On-SIte

AUCTION ON SITE SATURDAY 15TH AT 10AM

Discover the perfect blend of convenience, comfort, and tranquility in this exquisite family home located at 3 Denoon Street, Forde. Offering an array of desirable features and an enviable location in one of Canberra's tightly held suburbs, this property presents an unparalleled opportunity for your family's next chapter.

Spanning across two levels, this spacious home provides ample room for every member of the family to thrive. Boasting five oversized sized bedrooms, three and a half bathrooms, and a double garage with an additional storage room, there's plenty of space for all your living needs. The open-plan living and kitchen area seamlessly connect, featuring a walk-in

EER ★★★★☆☆

LJ Hooker Canberra City
(02) 6249 7700

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.

pantry, two half dishwashers, and Smeg appliances, creating an ideal hub for everyday life. Timber flooring throughout the lower level adds warmth and elegance to the space, while reverse cycle heating and cooling ensures year-round comfort.

Step outside to discover alfresco living at its finest, complete with an outdoor kitchen ideal for entertaining guests or simply enjoying the fresh air. The low-maintenance backyard, equipped with a garden shed, offers practical storage solutions and requires minimal upkeep, allowing for more time to enjoy the outdoor space stress-free.

Situated on a quiet street, this home offers peace and privacy, situated just minutes away from local shops, the bustling Gungahlin shopping center, and local schools including Burgmann Anglican School, Bonner Primary School, Amaroo School, and Gungahlin College, this home ensures easy access to essential amenities and quality education for your family. For nature lover's, embrace the beauty of Mulligans Flat Nature Reserve just a leisurely stroll away, providing endless opportunities for outdoor adventures, bushwalks, and wildlife encounters right at your doorstep.

Features:
North facing
Outdoor kitchen perfect for entertaining
Five generously sized bedrooms
Three and a half bathrooms
Double garage with additional storage room
Open-plan living and kitchen area
Walk-in pantry
Two half dishwashers
Smeg appliances
Timber flooring throughout lower level
Reverse cycle heating and cooling for year-round comfort
Low-maintenance backyard
Garden shed for convenient storage
Peaceful location on a quiet street
Minutes away from local shops and Gungahlin shopping center
Close proximity to Burgmann Anglican School, Bonner Primary School, Amaroo School, and Gungahlin College
Easy access to Mulligans Flat Nature Reserve

Block Size: 465m2
Internal Living: 291m2
Property Size: 347m2
Rates: $3,064 p.a (appx)
Land Tax: $5,167 p.a (appx)
UV: $574,000 (2023)

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More About this Property

Property ID	2B2HFHK
Property Type	House
EER	4
Including	Air Conditioning Ducted Cooling Ducted Heating Courtyard Dishwasher Floorboards

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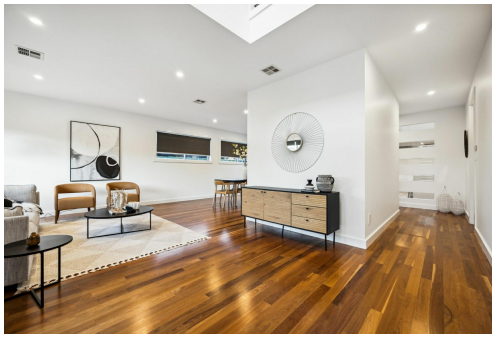







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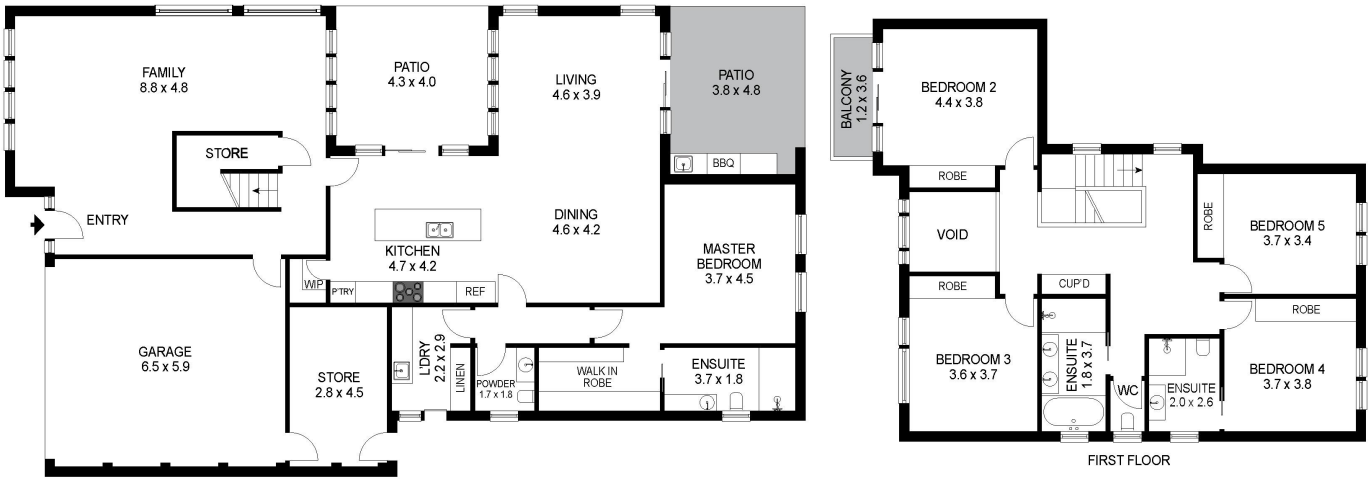

3 DENOON STREET, FORDE

THE SITE PLAN AND FLOOR PLAN ARE NOT TO SCALE; MEASUREMENTS ARE INDICATIVE AND IN METRES. BUSHES AND TREES ARE PLACED FOR ILLUSTRATION PURPOSES. PLANS SHOULD NOT BE RELIED ON. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

Produced by PATORAMA

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