

4 Denoon Street, Forde

## This is the One!

4 Denoon Street, Forde is an exceptional executive-style residence offering 300sq/m under roof.

Built in 2009, this stunning home features a formal living room, open plan family room/meals area, separate rumpus room and a multi-purpose room on the upper level. There's also a study and downstairs powder room on the ground floor.

The contemporary kitchen is quite spacious and would be perfect for the home chef. Waterfall stone benchtops, plenty of cupboard space, gas cook top, electric oven and dish washer are included.

All the bedrooms are very spacious and include built-in robes; the main bedroom also has an ensuite.

The double garage is enormous and includes remote panel lift door, internal access and workspace.

Reverse Cycle air conditioning, gas hot water and alfresco dining under the roof line are also included. North to the rear.

Extensive solar array plus storage battery.

4 2 2

### FOR SALE

\$1,399,000+

### VIEW

By Appointment

### AGENTS

Jeff Shortland  
0417 483 627  
jeff.shortland@ljhooker.com.au

Troy Thompson  
0408 694 917  
troy.thompson@ljhooker.com.au

### AGENCY

LJ Hooker Gungahlin  
(02) 6213 3999

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.



Situated in a quiet leafy street and close to Forde shopping centre.

Please call me if you would like to inspect. Regards, Jeff

Forde shopping centre and Burgmann School 750m,  
Gungahlin Market Place 2.5km  
Light Rail 2.5km  
UC 9.6km  
Canberra City 12km

In brief:

Two storey Executive-style home  
4 bedrooms + Study  
Ensuite  
Formal living room  
Family room/meals area  
Rumpus room  
Multi-purpose room  
Powder room  
Contemporary kitchen  
Waterfall stone bench tops  
Gas cook top  
Electric oven  
Dishwasher  
Built-in robes to all bedrooms  
Ducted reverse cycle air conditioning  
Solar array + storage battery  
Gas hot water  
Street orientation: SSW (NNW to the rear)  
Lower level: 132.5sq/m  
Upper Level: 95.4sq/m  
Garage + workspace: 53.3sq/m  
Alfresco: 19.9sq/m  
Total under roof: 302sq/m  
Block: 390sq/m  
UV \$474,000 (2022)  
Rates \$2,550  
Land Tax \$3,750  
Build 2009



## MORE DETAILS

Property ID	3472GCY
Property Type	House
House Size	302 m2
Land Area	390 m2
EER	5
Including	Study Air Conditioning Dishwasher

### Jeff Shortland 0417 483 627

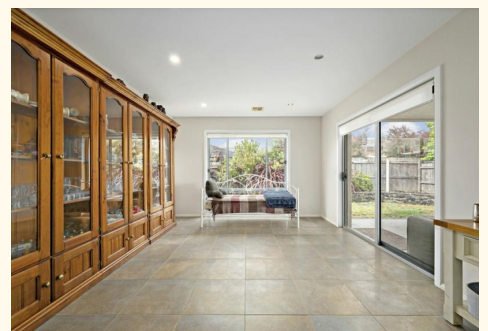
Licensed Agent | [jeff.shortland@ljhooker.com.au](mailto:jeff.shortland@ljhooker.com.au)

### Troy Thompson 0408 694 917

Director / Licensed Agent ACT/NSW |  
[troy.thompson@ljhooker.com.au](mailto:troy.thompson@ljhooker.com.au)

### LJ Hooker Gungahlin (02) 6213 3999

Suite 2C, Level 1, Gungahlin Village, 46-50 Hibberson Street,  
GUNG AHLIN ACT 2912  
[gungahlin.ljhooker.com.au](mailto:gungahlin.ljhooker.com.au) | [gungahlin@ljhooker.com.au](mailto:gungahlin@ljhooker.com.au)







Ground Floor



First Floor



Site Plan

The site plan is not to scale. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

4 Denoon Street, Forde

Produced by DIAKRIT