



49 Hurrell Street, Forde

## Where parklands, pool days and private escapes come together




Auction Location: On Site

Opposite peaceful parklands and framed by established gardens, 49 Hurrell Street is a home that welcomes you. It's modern yet warm, spacious yet inviting, a place where family life and entertaining come together with ease.

From the moment you step inside, the floorplan unfolds with a natural flow. The lounge and dining areas create a formal yet relaxed setting, while the kitchen, meals and family room form the vibrant hub of the home. Here, conversation and cooking blend seamlessly, with the kitchen offering a walk-in pantry, gas cooking, excellent storage and a direct outlook onto the pool, so you're always part of the action.

A rumpus adds yet another zone for play, movie nights or retreat, and the multiple living spaces ensure every family member has room to gather or find their own quiet corner. The family room spills out to the alfresco terrace, perfect for entertaining, with established greenery framing a private and leafy backdrop.

Upstairs, the parents' retreat is a place to exhale. Designed as its own

5  2  2 

**FOR SALE**  
Auction

### AGENTS

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### AGENCY

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 **LJ Hooker**

haven, this level features a spacious bedroom, walk-in robe, ensuite and a separate living area opening to a balcony. From here, you can enjoy morning coffee with views to Mt Majura and Black Mountain, a private sanctuary away from the bustle of family life.

Outdoors, the home invites you to both relax and celebrate. Long lunches under the pergola, summer afternoons in the heated plunge pool, or mornings soaking up the sun on front porch, the choice is yours. Landscaped gardens, sandstone retaining walls and manicured lawns complete this lifestyle setting.

The double garage offers more than just secure parking. Generously sized, it includes a handy workshop space and built-in bench at the rear, ideal for hobbies, DIY projects or simply extra storage.

Set in one of Canberra's most sought-after suburbs, Forde is loved for its leafy streets, Mulligans Flat walking trails and strong community feel. Local schools, shops and Gungahlin Town Centre are within easy reach, with the city a simple commute away.

49 Hurrell Street is more than a property, it's a place to live, connect and create lasting memories.

A few words from the owners

"Our family room is the heart of the home - where we cook, talk and watch movies together. Morning views to Mt Majura and Black Mountain are simply breathtaking, while summer afternoons by the pool feel like a holiday at home. We've loved entertaining in the multiple outdoor areas, celebrating everything from Christmas in July to milestone birthdays. Thoughtful details like clever storage under the stairs and separate living areas have made everyday life both easy and enjoyable."

At a glance

- Short stroll to Burgmann School and Forde shops
- Established gardens
- Multiple living spaces: lounge, dining, meals, family & rumpus
- Kitchen with walk-in pantry, gas cooking, excellent storage, outlook to pool
- Family room flowing to alfresco terrace for entertaining
- Parents' retreat upstairs with bedroom, ensuite, WIR, living area + balcony views
- Additional bedrooms with built-in robes, light-filled and spacious
- Family bathroom with bath and separate toilet
- " Outdoor spaces: pergola, segregated living spaces
- " Heated plunge pool - Pool is solar heated and is a mineral salt (magnesium) pool. The owners usually swim between Oct — April and have installed extra solar capacity which works really well to keep the pool heated for longer. Solar blanket also included.
- Landscaped gardens, sandstone retaining walls, manicured lawns
- Extra spacious garage with a small workshop
- Located in sought-after Forde, close to Mulligans Flat & Forde Shops
- Ducted vacuum
- Solar panels - 10.73kw (29 solar panels installed in 2021)
- year warranty garage door motor (replaced August 2025)
- New Onga pump for water tanks (installed first half of 2025)
- Freshly painted inside and out

The Numbers

Built: 2009

Living size: 283m<sup>2</sup>

Block size: 800m<sup>2</sup>

Rates: \$4200 per annum (approx)

Land Tax (if rented): 8209 per annum (approx)

Solar: 10.73kw (29 panels)  
EER: 4

## MORE DETAILS

Property ID                    2DX7FHK  
Property Type                House  
EER                                4

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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.

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