

**10 Hooton St, Forde, ACT, 2914**



**House For Sale**

Wednesday, 4 December 2024

10 Hooton St, Forde, ACT, 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Presents Great Value

Bursting with potential and offering incredible value in a sought-after location. With a little care, this home can become something truly special—a smart investment or a home that works as hard as you do.

Step inside and discover a versatile layout featuring two separate living areas, perfect for relaxing or entertaining. The generously sized bedrooms provide plenty of space to unwind, while the two well-appointed bathrooms add convenience and practicality.

Functionality meets ease with a large, full-sized laundry and an abundance of storage throughout, ensuring everything has its place.

Outside, the low-maintenance backyard offers a hassle-free outdoor space, while the beautiful street frontage adds to the home's appeal. Located within walking distance to scenic trails at Mulligans Flat Reserve and close to schools, shops, and amenities, this is a lifestyle rich in both convenience and nature.

This is your opportunity to secure a property that offers exceptional potential and unbeatable value in a location that continues to grow in demand. Don't miss the chance to turn potential into reality.

### Features:

- Ducted reverse cycle heating and cooling
- Two separate living areas
- Open plan family, kitchen and dining area
- 2 car garage with internal access
- Close proximity to Mulligans Flat Reserve, schools & shops
- 195sqm of living
- 325sqm block

Rates: \$2,843 p.a. approx.

Land Tax: \$4,659 p.a. approx.

EER: 3.5

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