

42 Quinane Avenue, Forde, ACT, 2914



House For Sale

Thursday, 16 January 2025

42 Quinane Avenue, Forde, ACT, 2914

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

Large north-facing family retreat

What you see:

A home with enough space to grow into, in a location your family will never want to leave. Designed to suit the modern family lifestyle and everything that Forde has to offer including walking distance to Burgmann School.

What we see:

A lifestyle for a lifetime.

See more:

Architecturally designed residence

North facing

Gourmet kitchen featuring Carrera marble bench tops, walk in pantry and custom soft-close joinery

Smeg appliances including gas cooktop and integrated microwave

Flexible open plan living with feature windows, multiple formal and informal spaces and custom joinery

3.2m (H) Ceilings to Sunken open plan family and meals area

Shadow line cornices

Study with inbuilt desk and storage

Custom theatre with projector, acoustic paneling and surround sound

Spotted gum timber floors throughout

Charcoal brick feature wall in entryway

Master including private balcony, walk in robe/dressing room and en-suite

Four generously proportioned bedrooms with a split system in each

Bedroom three with additional walk-in-robe

Marble vanity tops with premium fixtures to bathrooms

Two main bathrooms one of which is positioned on the ground floor

Oversized laundry with ample storage

Zoned ducted reverse cycle heating and cooling

Low maintenance gardens with WIFI controlled irrigation

Double garage with storage and internal access

Solar Heat Pump hot water system

Two 2000 litre water tanks

Alarm system

Within 4 minutes' walk to Mulligans Flat Reserve

Within 15 minutes' walk to Yerrabi Pond

Within 2 minutes' drive to the local Forde Shops

Within 2 minutes' drive to Burgmann Anglican School Forde Campus

Within 6 minutes' drive to Gungahlin Market Place

Within 25 minutes' drive to Canberra CBD

Lower Living: 189.87m²

Upper Living: 189.26m²

Total Living: 379m²

Garage: 44m²

Block: 493m²

Built: 2010

EER: 4.5

Rental Range: \$1000 - \$1200 p.w

Rates: \$725 p.q (approx.)

Land Tax: \$1284 p.q (approx. only if rented)

AUV: \$429,600 (2024)

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