

9 Loma Rudduck St, Forde, ACT, 2914

STONE

House For Sale

Wednesday, 15 January 2025

9 Loma Rudduck St, Forde, ACT, 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 390 m2

Type: House



Jess Smith
0410125475



Jess Doolan
0262538220

Light-Filled Elegance in Prime Location

Welcome to your dream home in the heart of Forde, where comfort, style, and practicality converge. This beautifully designed residence offers a perfect blend of light-filled spaces and thoughtful touches, creating an inviting sanctuary for modern living.

Inside, the master bedroom boasts a walk-in robe and ensuite, providing a private retreat. The additional bedrooms, each with built-in robes, ensure plenty of storage for the whole family. A well-appointed bathroom with a full-sized tub and separate toilet adds convenience, while the north-facing formal living room fills the home with warmth and natural light. The open-plan family and meals area, with elegant bi-fold doors, seamlessly connects to the alfresco space, perfect for entertaining or simply enjoying quiet evenings.

The kitchen, featuring an island bench, is the heart of the home, offering functionality and style. A European-style laundry and a double car garage with both internal and external access add to the practicality of the layout, while ducted heating and cooling ensure year-round comfort.

Step outside to stunning, low-maintenance landscaped gardens, offering a serene escape for relaxation and enjoyment. This home captures the essence of Forde living—peaceful, convenient, and beautifully presented.

Features Overview:

- North facing living areas
- Single level floorplan
- NBN connected with FTTP
- Age: 16 years (built in 2009)
- EER (Energy Efficiency Rating): 5 Stars

Sizes (Approx)

- Internal Living: 150.66 sqm
- Alfresco: 11.43 sqm
- Porch: 2.78 sqm
- Garage: 36.05 sqm
- Total Residence: 200.92 sqm
- Block Size: 390 sqm

Prices

- Rates: \$676 per quarter
- Land Tax (Investors only): \$1083.5 per quarter
- Conservative rental estimate (unfurnished): \$690 – \$710 per week

Inside:

- Main bedroom with walk in robe & ensuite
- Other bedrooms fitted with built in robes
- Well appointed bathroom with full sized tub and separate toilet.
- Front formal north facing living room
- Open plan family and meals with Bi-fold doors opening to alfresco
- Kitchen with island bench
- European style laundry
- Double car garage with internal and external access
- Ducted heating and cooling
- Gas instantaneous hot water system and gas connection to Alfresco.

Outside:

- Stunning low maintenance landscaped gardens
- Cat/bird enclosure to the back with access through the Garage.
- Bosch Alarm system.

New enhancements made by the current owner:

- Philips tri-color LED downlight for the whole House, Façade, and Alfresco.
- A Crmisafe door was installed to the back door.
- Bosch dishwasher and Stovetop.
- A new DeLonge oven was recently installed.
- Carpets and window coverings were upgraded.
- The whole house has been freshly painted with double coat including the Garage.

Construction Information:

- Flooring: Concrete slab on ground
- External Walls: Brick veneer
- Roof Framing: Timber: Truss roof framing
- Roof Cladding: Concrete roof tiles
- Fascia: Colorbond fascia
- Gutters: Colorbond gutters
- Window Frames: Aluminium window frames
- Window Glazing: Single glazed windows
- Wall Insulation: Thermal insulation value approximately R-2.0
- Roof Insulation: Thermal Insulation value approximately R-4.0

Forde, a master-planned community, offers 11 main parks and 39 hectares of wetlands and nature reserves, all designed to encourage eco-friendly activity. Every home is conveniently located within 200 meters of a landscaped park, wetland, or nature reserve, with 29% of the suburb dedicated to green space.

Mulligans Flat Nature Reserve is rich in natural habitat, Indigenous history, and vibrant European heritage. It is one of the ACT's premier bird-watching spots, home to the rare regent honeyeater and Forde's own superb fairy wren. Along with nearby Goorooyaroo, these reserves shelter four native bird species, as well as rare shingleback lizards, echidnas, frogs, and various reptiles

Blurb by the current owner:

We loved the family gatherings over breakfast or lunch in the Alfresco enjoying the warmth of the sunrays in Winter and the breeze of the Jasmine tree in Spring and Summertime.

We had many delightful walks and bike rides across the lake near the house. We spent many arvos at Frankie's enjoying the vibes and watching spectacular sunsets. The smiling and helpful neighbours were the ultimate bonus. We wish the new owners to enjoy living in this beautiful sunny home creating lovely memories as much as we did.

Inspections:

We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us on: jesssmith@stonerealestate.com.au

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