

# 11 Ray Ellis Crescent, Forde, ACT 2914

MARQ

## Sold House

Thursday, 5 October 2023

11 Ray Ellis Crescent, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 538 m2

Type: House



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**\$1,580,000**

Get ready to elevate your living experience with this exceptional 4-bed plus rumpus family sanctuary, perfectly positioned in Forde, one of the regions most sought-after suburbs. Situated adjacent to Forde Heritage Park, on a quiet loop street, and just moments from the local shops, this property is your ticket to a vibrant and modern lifestyle. Step inside, and you'll instantly feel the grandeur of space and light. The expansive living areas are designed for comfort and style, providing the perfect canvas for family gatherings, entertaining guests, or simply unwinding in blissful solitude. The sleek, gourmet kitchen is a masterpiece of form and function. It boasts high-end appliances, abundant counter space, elegant cabinetry and walk in pantry. Cooking and hosting become a joy in this tastefully appointed culinary haven. Beyond the glass doors awaits your own personal retreat. The outdoor alfresco area is an entertainer's dream, seamlessly merging indoor and outdoor living spaces. Whether you're savoring a barbecue with friends or basking in the evening breeze, this space sets the stage for unforgettable moments. The superb in-ground salt water swimming pool beckons you for relaxation, exercise, or a refreshing dip on sunny days. It's a tranquil haven that will redefine your leisure time. Ideally situated, this residence offers easy access to schools, parks, shopping, and transportation options. It harmoniously blends convenience and serenity, making it the perfect place to call home.

- Modern tri-level design, high quality inclusions throughout- Architecturally designed- 241sqm of internal living area, 281sqm incl. garage, 311sqm in total- Multitude of living spaces offering many lifestyle options- Superb lounge/dining rooms with bright northerly aspect- 2.7m ceilings maximising light and space- Sleek Caesar stone kitchen, 900mm free standing oven, (6 x burner gas cooking)- Quality dishwasher, loads of storage, walk in pantry- Huge master suite, additional retreat, walk in robe, designer bathroom- Remaining bedrooms all of good size, great views- Separate study nook- Quality main bathroom with spa bath- Laundry chute upstairs- Huge family room flowing onto awesome outdoor entertaining- Sparkling saltwater inground swimming pool- Ducted heating & cooling- Gas fire place- NBN fibre to the house- Large double automatic garage with internal access- Private 538sqm block- Fully landscaped garden, rock wall retaining, private setting- Outstanding family entertainer in popular estate

Brief Summary:- - Year of construction: 2011- Pool Installation: 2013- Internal living area: 241.39sqm - Garage area: 40.05sqm - Portico: 5.19sqm- Alfresco: 16.64sqm- Total area: 310.94sqm - Block Size: 538sqm - EER: 4.0- Rental Potential: \$900 - \$960 per week This property is not just a house; it's a gateway to vibrant living and endless joy. Don't miss the chance to make it your own! Contact us today to schedule a viewing and embark on your new chapter in Forde.