

**13/16 Ray Ellis Crescent, Forde, ACT 2914**



**Townhouse For Sale**

Thursday, 16 May 2024

13/16 Ray Ellis Crescent, Forde, ACT 2914

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 182 m2**

**Type: Townhouse**



Troy Thompson  
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## **Auction, Sat 8th June at 2:30pm**

Auction Location: On-Site Discover suburban bliss in the heart of Forde with this spacious townhouse boasting a sprawling courtyard surrounded by lush trees for ultimate privacy. Inside, airy high ceilings open floor plan seamlessly merges the kitchen and dining areas, perfect for gatherings. Relish in the comfort of a well-appointed master bedroom with its own balcony offering stunning garden views. Luxuriate in the ensuite's bathtub for moments of relaxation. Conveniently located just a short drive away from the vibrant hub of Gungahlin Town Centre, residents enjoy easy access to an array of shops, restaurants, transportation links, schools, and essential amenities. Surrounded by lush reserves, tranquil lakes, and scenic walking paths, this residence is the epitome of sophisticated living in Gungahlin. - Prime location in highly desirable Forde suburb, close to Gungahlin amenities - Expansive 182sqm of living with high ceilings - Master bedroom boasts spacious ensuite with bathtub and walk-in robe - Study nook - Two additional generous bedrooms, main bathroom, and two secure garage spaces - Open floor plan for dining and kitchen, separate living area - Well-appointed kitchen with ample bench space and storage, including induction cooktop - Comfortable carpeted and tile interiors throughout - Outdoor courtyard offers privacy from neighbours - 6kW solar panel setup paired with a Tesla battery backup system offers an energy-efficient solution Living Size: 182sqm Rates: \$2,456.53 annually approx. Land Tax: TBA Body Corporate: \$730.00 per quarter approx.