

**14 Bladon Lane, Forde, ACT 2914**

**MARQ**

**Sold Unit**

Saturday, 9 December 2023

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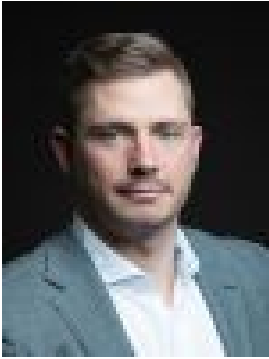
**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 84 m2**

**Type: Unit**



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**\$486,500**

Tucked away in the desired suburb of Forde is this immaculately presented one-bedroom home offering convenience and simplicity at its finest. Showcasing a functional floor plan accommodating an open plan living and dining area featuring timber look floating floors throughout. Accommodating favorable north and east aspect generating an abundance of natural light, a renovated bathroom with dual access and separate laundry room which has also been renovated to suit. The generously sized kitchen features stone benchtops, gas cooking and stainless-steel appliances including a dishwasher. Located only a stone's throw away from local restaurants and amenities such as Frankies at Forde, Aquatots Swim Centre, Burgmann Anglican School, Mulligans Flat Nature Reserve and many more. Additionally, the Gungahlin Marketplace, Amaroo Village and Bonner Shops are just around the corner.

- Spacious north and east facing living and dining areas drenched with natural light
- Kitchen equipped with stone benchtops, dishwasher, and gas cooking
- North facing bedroom complemented with built in robe and bathroom access
- Renovated bathroom and separate laundry room, ample storage
- Split system air conditioning for year-round comfort
- Double glazed windows throughout, EER 6.0
- Landscaped private courtyard, 2000L water tank
- Single lock up garage with remote access
- NBN connected Fibre to the Premises
- 61sqm living, 4sqm Balcony, 19sqm garage
- Located moments away from local shops, schools, recreational facilities and other amenities

General Rates: \$2,078.82 approx. per annum  
Land Tax (if rented): \$2,249.20 approx. per annum  
Unit Entitlements: Split 66%/34% with front residence for insurance and water usage