

# 16 Helen Leonard Crescent, Forde, ACT 2914

STONE

## Sold House

Monday, 14 August 2023

16 Helen Leonard Crescent, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 325 m2

Type: House



Jess Smith

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**\$890,000**

Located across the road from picturesque parklands, this beautiful 4-bedroom family home is filled with natural light throughout all the living areas and has a large master bedroom that offers a walk-in robe and ensuite, bedroom 2 offering a walk-in robe while bedrooms 3 & 4 contains built-in robes. Ducted gas heating for the colder months ahead and evaporative cooling to keep you cool, perfect for year-round comfort. Only walking distance to the local shopping centres including the popular cafe Frankie's, IGA and multiple restaurants, 2 x local schools and public transport with Yerrabi pond only around the corner and surrounded by the Mulligan's Flat Reserve. Features Overview:- North/East facing lounge room, kitchen and dining/family room- Single-level floorplan, free-standing separate title home- Close proximity to the popular Forde Hill Playground and Forde dog park- NBN connected with FTTP- Age: 15 years (built in 2008)- EER (Energy Efficiency Rating): 5 Stars Sizes (Approx)- Residence: 150.29 sqm- Block: 325 sqm Prices- Rates: \$633.50 per quarter- Land Tax (Investors only): \$925 per quarter- Conservative rental estimate (unfurnished): \$690 - 720 per week Inside:- Freshly painted throughout- Segregated master suite with walk-in robe and ensuite- Walk-in robe to bedroom 2 and built-in robes to bedrooms 3 and 4- Main bathroom with bath and separate toilet- Separate front lounge room - Open-plan kitchen with ample storage, island bench and dishwasher- Light-filled dining/family room off the kitchen- Laundry room with ample storage and external access- Ducted gas heating and evaporative cooling- Over-sized single-car garage with internal access Outside:- Easy care front and backyard - Side gate access- Freshly laid turf in the backyard- Good-sized, secure yard Construction Information:- Flooring: Concrete slab on ground- External Walls: Predominately 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 As a master-planned community, Forde includes 11 main parks and 39 hectares of wetlands and nature reserves with trails designed for eco-activity. Consequently, every home is situated within 200 metres of a landscaped park, wetland or nature reserve. 29% of the suburb is devoted to green space. Mulligans' Flat Nature Reserve encompasses natural habitat with, rich Indigenous history and reflects a colourful European heritage. The reserves are also one of the best bird-watching sites in the ACT, and home to the rare regent honeyeater and Forde's superb fairy-wren. The nature reserves at Mulligans Flat and nearby Goorooyarroo, include four native bird species and populations of rare shingle-back lizard, echidna, frog and reptile species. 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 at: [jesssmith@stonerealestate.com.au](mailto:jesssmith@stonerealestate.com.au) Disclaimer: The material and information contained within this marketing are for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims all liabilities regarding any errors or inaccuracies contained herein. You should not rely upon this material as a basis for making any formal decisions. We recommend all interested parties make further enquiries.