

**16 Laird Crescent, Forde, ACT 2914**



**Sold House**

Saturday, 12 August 2023

16 Laird Crescent, Forde, ACT 2914

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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**\$1,250,000**

Discover the fusion of modern living and convenience. Nestled in the tightly held and carefully planned suburb of Forde, known for its contemporary charm and accessibility, this two-storey gem located near to Mulligans Flat nature reserve, invites you to experience the epitome of comfortable living. As you step inside, you'll immediately appreciate the ingenious design, with bedrooms and living areas strategically facing north to bathe the rooms in natural light all day long. On the roof, you'll discover the 10.18KW solar panels, offering an environmentally-friendly energy solution, while underfoot, the elegant bamboo flooring adds a touch of sophistication to every stride you take. With three generously sized bathrooms, including one downstairs, perfectly suited for the 5th bedroom located downstairs - this home offers convenience and comfort for all family members. Upstairs, the remaining four bedrooms await and there is even a study nook for the kids to do their homework. The layout ensures privacy while maintaining a cohesive living experience. Step outside to find not just one, but two outdoor entertaining areas. Perfect for hosting gatherings & BBQ's. When it's time for takeout, head over to 'Da Bronx' to try the New York style pizza or mouthwatering offerings at Frankie's at Forde. Families will also appreciate the nearby schooling options plus Aquatots swim school, offering a fabulous experience for the little ones. Your next chapter is calling your name & having a piece of Suburbia (excuse the pun) to call your own is right here. With vacant possession available and flexible settlement options, you could be unlocking your new front door sooner than you think! To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, please send us an email from any of the portals and note your full name and mobile number and it will be automatically sent to you. What buyers will love most: 2 storey, freestanding house. Lovely street appeal with modern façade. Large welcoming void at entrance giving it a wow factor when you walk in. North facing bedrooms & living areas. 10.18kwh solar panels, Fronius inverter. Easy access to local schools, walking trails and Mulligans Flat nature reserve. Offers prior to auction (above the published guide price) are welcome. Vacant possession on offer (no waiting for owners or tenants to find another home). Early access prior to settlement available if you need to move in quickly (occupation licence required). Flexible settlement options available if you have another property you want, or need, to sell or need more time to secure financing. The numbers (approx): Living size: 231m<sup>2</sup> Alfresco entertaining: 18m<sup>2</sup> Garage size: 38m<sup>2</sup> Block size: 467m<sup>2</sup> Land value: \$583,000 Age: 11 years. (Built 2012). General Rates: \$3,169 p.a. Land Tax (investors only): \$5,398 Rental estimate (unfurnished): \$950-\$1,050/week (approx) Energy rating: 6 stars Inside: 3 x living areas on the ground floor Large family room with sliding door access to alfresco entertaining area Lounge room can be closed off via double sliding doors & separated from the family room Sitting room located in the heart of the home, close to kitchen with access to a second outdoor entertaining area Modern kitchen features a 5-burner gas cooktop with rangehood over, under bench oven, soft close drawers, stone benchtops, pantry space & dishwasher included 4 bedrooms upstairs, 5th bedroom on the ground floor (excellent for guests or work from home space) Main bedroom with a walk-in robe and North aspect Ensuite with shower, vanity, toilet & additional storage options Bedrooms 2, 3 & 4 all have sliding door robes with hanging & shelf space, also North facing Modern main bathroom with corner shower, bath, hanging vanity, and tastic heat lamps plus window for external ventilation Separate powder room 3rd full bathroom located downstairs Separate study nook upstairs Bamboo hardwood flooring throughout Laundry room which has a built-in sink and cabinetry & access to rear yard Double door linen closet with shelving Ducted reverse cycle heating & cooling - AirTouch app controlled (zoned) Double glazed windows & doors throughout Fast internet - NBN connected - Fibre to the Premise (FTTP) Internal access, double remote controlled garage with storage plus room in driveway for more cars Outside: Landscaped front gardens assisted by the Hydrowise wifi-controlled irrigation system 18m<sup>2</sup> covered alfresco area with lighting power, & gas connection - a great BBQ set up Side gate with access to front yard which is grassed Additional decked entertaining area with raised garden beds Water tank - 2000L x Rinnai infinity gas hot water systems - ultimate instantaneous hot water efficiency any day, any time Location: Close to bike paths, short walk to Bonner playgrounds Next to Mulligan's Flat reserve and sanctuary Short drive or cycle to Bonner Primary School & Burgmann Anglican school (Forde) Nearby public transport 5 mins to Amaroo shops, 3 mins to Bonner shops, 3 mins to Forde cafes and restaurants and Aquatots Construction: Concrete slab on ground level, timber bearers & joists to upper level Brick veneer exterior walls to the ground floor, compressed fibro cladding to the upper level Timber truss roof framing Colorbond roof Colorbond fascias & gutters Double glazed windows and glass doors Aluminium window frames Timber and brick fencing To help buyers, we offer the following as part of our Friendly Auction System: Written buyer price guides, updated throughout the campaign A digital brochure with everything to consider a purchase, including the full contract (request this via email) We refer a solicitor who can review the contract prior to auction for FREE and provide

a FREE Section 17 Certificate to waive your cooling off if you want to submit a pre-auction offer  
Pre-auction bidding strategy meeting with auctioneer Free valuations