

18/16 Ray Ellis Crescent, Forde, ACT 2914

Townhouse For Sale

Friday, 1 March 2024



18/16 Ray Ellis Crescent, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Townhouse



Anthony Weston
0439282508



Katrice Velnaar
0411449071

Auction 23/03/24

What you see: A home sized townhouse overlooking ponds and parkland
What we see: Downsize your maintenance not your lifestyle
See more: Incredible four bedroom townhouse
Stylish and contemporary design
Light filled living spaces
High ceilings and beautiful northerly aspect
Adjacent to parkland and overlooking ponds
Spacious open plan living and dining
Three separate living areas
Downstairs master bedroom with walk in robe and ensuite
Three remaining bedrooms upstairs all with BIRS and shelving
Kitchen with gas cooking, electric oven, Miele dishwasher, built in microwave and walk in pantry
Separate study
Stylish and spacious family bathroom
Powder room servicing downstairs
Ducted reverse cycle electric heating and cooling
Security system
Roller blinds throughout
Balcony off the upstairs living room
Private enclosed courtyard drenched in north facing sun
Double garage with electric door and internal access
The friendly, quiet neighbourhood is enjoyed by families and enjoys the great recreation space in front of the complex. A bike path beside the waterway leads to a loop around the suburb and it is just steps up to a hilltop reserve with views and a playground. Yerrabi Pond is close by. Forde is much sought after for its outstanding offering of nature reserves and waterways, woven through the suburb, and of course Mulligans Flat nature sanctuary, with an entrance and parking area. The local school is Burgmann Anglican School. The Forde campus has pre-kindergarten, junior school and middle school. There's also a local childcare centre near the shops. The local park (behind the property) with a large playground is called Forde Heritage Park and is a wonderful part of the Forde community. Forde shops is a short stroll and has some great facilities including cafes, restaurants and supermarket.
Living Size: 209m² Deck: 12m² Garage Size: 36m² Built: 2010 EER: 4.0 Body Corporate: \$796 per quarter Rates: \$638 per quarter Land Tax: \$849 per quarter (only applicable if rented) Rental estimate: \$750 - \$800 per week
Disclaimer: Please note the property will not be marked under offer and inspections will not cease until the exchange of contracts has taken place. The above figures are approximate only. The material and information contained within this marketing is for general information purposes only. HIVE Property does not accept responsibility and disclaim 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 to make further enquiries.