

2/24 Hibberd Crescent, Forde, ACT 2914

ARCHER

Sold Unit

Monday, 14 August 2023

2/24 Hibberd Crescent, Forde, ACT 2914

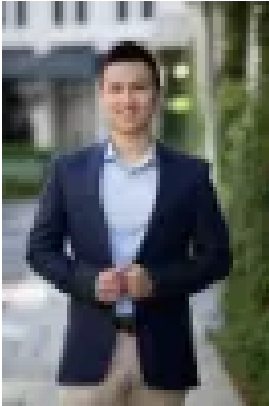
Bedrooms: 2

Bathrooms: 1

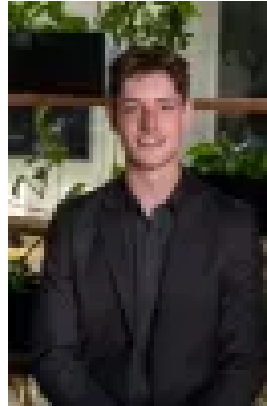
Parkings: 1

Area: 105 m2

Type: Unit



Alex Wang
0262625232



Benjamin Bailey
0262625232

\$525,000

Discover your new home in the sought-after suburb of Forde, featuring a private courtyard and impressive mountain views. Also known as 1 Proud Street Forde, this unit has no payable Body Corporate Levis. Nestled in a tranquil street, the ground-level offers an easy-to-maintain courtyard which is perfect for outdoor entertainment. The garage includes laundry spaces and extra underfloor storage, while the internal access adds convenience. The upper level of the unit boasts an impressive North-east facing aspect, inviting an abundance of natural light into the open-plan living area. The balcony overlooks beautiful mountain views, providing the perfect setting for morning coffee or evening relaxation. Both bedrooms are generous sized and filled with sunlight. The modern open-plan kitchen is equipped with high-quality appliances, ample storage and pantry space. There's also a study-nook that can be transformed into a home office. Located close to local shops, restaurants, cafes, Swimming Pool, childcare centre, and Burgmann Private School, this is a rare opportunity for first home buyers, young families, and investors! Currently vacant and awaiting its new owner, contact us for more information and confirm your appointment today!

FEATURES

- East and north facing
- Easy to maintain courtyard with pergola
- Over-sized rooms
- Study nook
- Stainless-steel appliances
- Open dining and living room with access to the north-facing balcony
- Reverse-cycle air conditioning in living and bedrooms
- Single garage with automatic roller door and internal access
- Under stair storage

Particulars (all approx.)

living: 85m² + 20 m² garage
Year Built: 2013
Strata: No payable Body Corporate levis
Rates: \$559/quarter
Rental Estimate: \$500/week
EER: 5.0

DISCLAIMER

We have obtained all information provided here from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations and satisfy themselves of all aspects of such information including without limitation, any income, rentals, dimensions, areas, zoning and permits. Any figures and information contained in this advertisement are approximate and a guide only and should not be relied upon for financial purposes or taken as advice of any nature. Individuals, Self-Managed Super Funds, companies, anyone or entity, should make their own inquiries and seek their own advice and rely only upon those inquiries and advice. Archer does not guarantee the accuracy of the information above and are not financial advisers or accountants and do not provide any of the above information as advice of any nature.