

25 Tom Nicholas Crescent, Forde, ACT 2914

Sold Townhouse

Thursday, 5 October 2023



25 Tom Nicholas Crescent, Forde, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 106 m2

Type: Townhouse



Jacob Stanton

0499999734

\$665,000

Nestled in the picturesque Forde, 25 Tom Nicholas Crescent unveils a splendid 2-bedroom townhouse, offering a modern waterfront lifestyle within easy reach of Forde's sought-after amenities and lush parklands. Ideal for first-time homebuyers seeking an exciting opportunity to enter the market in a premium sought after location. This pristine residence prioritizes quality and sophistication, boasting high ceilings, floor to ceiling windows, an open-plan design, and a gourmet kitchen adorned with stone benchtops, top-tier stainless-steel appliances and gas cooking. Enjoy the spacious, low-maintenance yard and lawns plus enjoy year-round comfort with ducted heating and two wall-mounted split-system air conditioners. The master bedroom features a private balcony with serene Zakharov Pond views, while the second bedroom provides ample storage with its sliding robes. Additional highlights include a single garage with remote access, a roomy modern bathroom, ducted vacuum, modern rendered exterior brickwork, and an efficient Rinnai 24-litre gas instantaneous hot water system. Additionally, enjoy a relaxed outdoor lifestyle with nearby parklands offering water-view BBQ facilities, free from maintenance worries. For active weekends, Mulligans Flat Nature Reserve is nearby. Within a short stroll, find Forde shopping center, Frankies cafe, and restaurants. Plus, a nearby bus stop connects you to the tram and CBD, just 23 kilometers away. Picture the lifestyle... Walking distance to: • Public transport • Forde shopping precinct • Frankies at Forde • Foodworks • Da Bronx Pizza • Aquatots Swim Centre • Childcare & schools • Parks, Ponds & Nature Reserves The Perks: • Ideal for first-time homebuyers • Quality and sophistication with high ceilings, floor to ceiling windows, and gourmet kitchen • Kitchen features stone benchtops, stainless steel appliances + gas burner cooktop • Spacious, low-maintenance yard with front deck and level lawn • Year-round comfort with ducted heating and split-system air conditioners • Master bedroom with private balcony and serene pond views • Second bedroom with ample storage + ceiling fan • Single garage with remote access + internal access • Roomy modern bathroom on upper level • Ducted vacuum cleaning system • Modern rendered exterior brickwork • Efficient Rinnai 24-litre gas instantaneous hot water system • Security alarm system • Proximity to Forde's shopping precinct, schools, pool, restaurants, and public transport The Numbers: • Living size: 85m² • Garage: 21m² • Year of construction: 2011 • Strata Manager: Vantage Strata • Strata Levies: \$479 per quarter (approx.) • Rates \$528 per quarter (approx.) • EER: 4.5 Stars Explaining the private treaty process: • To ensure a fair & equitable process, all offers are confidential. This gives our buyers peace of mind that we will not disclose an offer to another buyer in an attempt to force that buyer's intent. For guidance on when offers close and how best to submit an offer, please contact the agent directly.