

**3/2 Ridding Street, Forde, ACT 2914**

**TIMOTHY R<sup>D</sup>**

**Sold Townhouse**

Friday, 11 August 2023

3/2 Ridding Street, Forde, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 225 m2**

**Type: Townhouse**



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**\$945,000**

The road home...This exceptional four-bedroom, ensuite townhouse, nestled amidst a picturesque garden, is a true masterpiece that effortlessly blends elegance, comfort, and natural beauty. As you step inside, you'll be greeted by a beautiful lounge/dining room adorned with elegant floating timber flooring. The seamless flow of this space creates a warm and inviting ambiance, perfect for hosting unforgettable gatherings or simply relaxing with loved ones. Prepare to be amazed by the stunning open-plan kitchen/living room, where culinary delights are born and cherished memories are made. The modern design, stone benchtops and quality appliances make this kitchen a haven for aspiring chefs. The abundance of natural light fills the room, highlighting its beauty and creating an inviting atmosphere for both intimate family meals and entertaining guests. Escape to the enticing rear courtyard, a true oasis surrounded by lush plant-life. This serene sanctuary offers privacy and tranquillity, providing the perfect setting for outdoor dining, unwinding with a good book, or simply enjoying the beauty of nature. Let the sounds of chirping birds and the fragrance of blooming flowers transport you to a place of serenity and relaxation. Indulge in luxury within the master bedroom, featuring a walk-through robe and a private balcony with inspiring views. Awaken each morning to the soft glow of sunlight and savour a cup of coffee while immersing yourself in the serene surroundings. This haven of tranquillity ensures a peaceful retreat at the end of each day. For those in need of a dedicated workspace or a quiet area for study, an upstairs study alcove awaits. Whether you're working from home or pursuing personal projects, this versatile space offers a peaceful environment to nurture productivity and creativity. The road ahead...With ducted heating and cooling, comfort is guaranteed no matter the season. Stay cozy during chilly winters and enjoy a refreshing breeze on hot summer days. The inclusion of solar panels and electric car charging exemplifies a commitment to sustainable living, providing both environmental benefits and cost savings. Parking is a breeze with the double garage, complete with internal access. Convenience and security are paramount, ensuring that your vehicles are well-protected. This remarkable townhouse is located at the end of the complex, providing utmost privacy and a serene living environment. Adjoining parkland, the property seamlessly merges urban convenience with the beauty of nature. Explore magnificent walking trails in close proximity, immersing yourself in the great outdoors and embracing an active lifestyle. Don't miss the opportunity to make this captivating townhouse your own. Quality features include...\* Double glazed windows\* Located at the end of the complex, adjoining parkland\* Ducted heating and cooling\* Solar panels\* Elegant floating timber flooring (downstairs)\* Two living areas\* Kitchen features quality appliances and stone benchtops\* Downstairs laundry and toilet\* Study alcove\* Generous bedrooms\* Walk-in-robe and balcony to master bedroom\* Picturesque, landscaped grounds with irrigation system\* Rear courtyard with terrace and gate access to street\* Located close to quality schools, Forde shops and The Gungahlin Marketplace  
Upper Residence: 100.20m<sup>2</sup> (approx. - excluding void & stairwell)  
Lower Residence: 85.01m<sup>2</sup> (approx.)  
Garage: 39.95m<sup>2</sup> (approx.)  
Total: 225.16m<sup>2</sup> (approx.)  
Body corp - \$771.38 p/q