

# 3 Laird Crescent, Forde, ACT 2914

## House For Sale

Friday, 12 April 2024



3 Laird Crescent, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 468 m2

Type: House



Josh Morrissey  
0437799234



Austin Tetteh  
0433945933

**\$1,300,000+**

What you see: North facing to all of the key living areas of the home with private outdoor areas. A modern street presence with sleek interiors to match. Minutes walk to Mulligans Flat Nature Reserve and Burgmann school, surrounded by everything there is to love about this tightly held suburb. Continue it as an investment or envision it becoming a future home you'll move into. What we see: Everything there is to love about a Forde Address. See more: Leased until 21/12/24 at \$800 p.w (Claim your stamp duty back) Single level residence directly opposite reserve Gourmet kitchen with waterfall 60mm stone island benchtop, soft close joinery, pantry and ample bench space Smeg Appliances include 6 burner gas cooktop, 900mm oven, integrated dishwasher and smart black tapware Integrated indoor/outdoor living including covered alfresco area with built in BBQ Northerly appointed open plan kitchen and dining Master bedroom with ensuite including walk-in robe and ensuite with wall hung double vanity and bath Three additional bedrooms with built in robes Main bathroom with feature tiling and freestanding bath Tiled and carpeted flooring throughout Reverse cycle heating and cooling Separate laundry with rear access Double remote garage with internal access Low maintenance, reticulated gardens with private hedging Close proximity to Mulligans flat nature reserve Within 4 minutes' drive to Burgmann Anglican School Within 4 minutes' drive to Forde Shopping Centre Within 7 minutes' drive to Gungahlin College Within 26 minutes' drive to Canberra CBD Total Living: 173m<sup>2</sup> Garage: 42m<sup>2</sup> Alfresco: 19m<sup>2</sup> Block Size: 468m<sup>2</sup> Built: 2013 EER: 5.0 Rental Range: \$800-\$850 p.w Rates: \$3,172 p.a Land Tax: \$5,398 p.a (only applicable if rented.) UCV (2023): \$583,000 Disclaimer: 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 make further enquiries.