

# 30 Hibberd Crescent Crescent, Forde, ACT 2914

MARQ

## Sold Townhouse

Thursday, 12 October 2023

30 Hibberd Crescent Crescent, Forde, ACT 2914

Bedrooms: 2

Bathrooms: 1

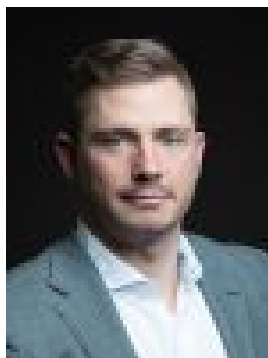
Parkings: 1

Area: 137 m2

Type: Townhouse



Natalie Kokic Schmidt  
0428082885



Jason Anasson  
0423821138

**\$690,000**

Introducing your dream two-bedroom residence! Nestled in a serene neighbourhood and separately titled with no body corporate fees, this home offers a harmonious blend of spacious living and natural beauty. Step inside and discover generously sized bedrooms that provide ample space for relaxation and creativity. The open-plan living area seamlessly connects to the kitchen, creating a welcoming space for gatherings and daily life. The residence is thoughtfully located near numerous open spaces and lush greenery, inviting you to enjoy the great outdoors right at your doorstep. Embrace a lifestyle that's both comfortable and connected to nature.

- Modern two-bedroom townhouse with no body corporate
- Functional kitchen with stone benchtops, dishwasher, a new oven, and a new 4 burner gas cooktop
- Open plan living area seamlessly connects to the modern kitchen
- Expansive master bedroom with large built-in robes and reverse cycle air-conditioner
- Bedroom two with built-in robe, study nook upstairs, perfect for a home office
- Reverse cycle air-conditioner to the main living space
- Large bathroom with bathtub, downstairs powder room
- Neat and tidy front and back courtyards with low-maintenance gardens
- Single carport with roller door and side gate access with concreted area to the courtyard with potential use for a second car space or trailer
- Energy Efficiency Rating 6:0
- Rental appraisal \$520 - \$550
- 119 sqm of internal living, 18.83 garage
- NBN connected Fibre to the Premises (FTTP)
- General Rates: \$2,151.45 per approx. per annum
- Land Tax (if rented out): \$3,040.04 approx. per annum
- Unimproved land value: \$344,000 (2023)