

# 48 Francis Forde Boulevard, Forde, ACT 2914

## Townhouse For Sale

Thursday, 11 January 2024

STONE

48 Francis Forde Boulevard, Forde, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 196 m2

Type: Townhouse



Jess Doolan  
0262538220



Alex Ford  
0262538220

**\$745,000+**

Experience exceptional suburban living in the peaceful pocket of central Forde with this 3-bedroom townhouse. With a modern galley kitchen overlooking the dining-living area, this home inspires full use of its internal space making it perfect for families and groups. Vibrant white walls and sensible floorplan sectioning ensure this North-facing abode is filled with natural light. Only 300m from the local shops, parks and cafes, 48 Francis Boulevard is at the heart of Forde and enjoys the lifestyle of suburbia and convenience. Also a few minutes' drive to Gungahlin Town Centre, residents are as close to another abundance of shops, restaurants, transport options, schools and other amenities. Combined with the reserves, lakes and walking paths of surrounding areas, this home offers the best living that the district of Gungahlin has to offer.

Features Overview:- North facing- Two-storey floorplan- Location and proximity to any shops, restaurants, schools, transport, etc.- NBN connected with Fibre to the Premises (FTTP)- Age: 12 years (Built in 2011)- EER (Energy Efficiency Rating): 6.0 Stars Sizes (Approx.)- Internal Living: 135.39 sqm (Upper floor: 68.19 sqm + Lower floor: 67.20 sqm)- Porch: 11.6 sqm- Balcony: 10.44 sqm- Garage: 38.64 sqm- Total residence: 196.07 sqm Prices:- Strata levies/Community title: \$563 per quarter- Rates: \$562 per quarter- Land Tax (Investors only): \$550 per quarter- Conservative rental estimate (unfurnished): \$680-\$690 per week- Currently on a fixed lease Inside:- Modern and fully-equipped kitchen with quality appliances and ample storage- Spacious open plan living and dining area that flows to outdoor courtyard - Additional study or multipurpose space downstairs- Large laundry room downstairs with additional powder room- Ample storage throughout- Master suite with large walk-in robe, modern ensuite and balcony access- Main bathroom with separate bath and shower, new fixtures and fittings- Two additional bedrooms with built-in robes Outside:- Private front courtyard with leafy outlooks- Second-floor balcony accessible from bedrooms 1 and 2- Internal access from double garage- 1min walk to Frankies, Burgmann Anglican School and Forde Shops As a master-planned community, Forde includes 11 main parks and 39 hectares of wetlands and nature reserves with trails designed for eco-activity. Consequently, every home situated within 200 metres of a landscaped park, wetland or nature reserve. 29% of the suburb is devoted to green space. Mulligans Flat Nature Reserve encompasses natural habitat, rich Indigenous history and reflects a colourful European heritage. The reserves is also one of the best bird-watching sites in the ACT, and home to the rare regent honeyeater and Forde's own superb fairy wren. The nature reserves at Mulligans Flat and nearby Goorooyarroo, include four native bird species and populations of rare shingleback lizard, echidna, frog and reptile species. Inspections:We are opening the home most Saturdays with mid-week inspections. However, If you would like a review outside of these times please email us at: [jessdoolan@stonerealestate.com.au](mailto:jessdoolan@stonerealestate.com.au). Disclaimer: The material and information contained within this marketing is for general information purposes only. Stone Gungahlin does not accept responsibility and disclaims 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 to make further enquiries.