

49 Francis Forde Boulevard, Forde, ACT 2914



Sold House

Monday, 14 August 2023

49 Francis Forde Boulevard, Forde, ACT 2914

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 184 m2

Type: House



Kostya Logvinov
0261510102



Drew Spratt
0413772370

\$830,000

+ Quality four-bedroom separately titled terrace home+ Zoned Residential/Commercial+ Downstairs 'office space' can be converted to a fourth bedroom.+ Bottom floor can be used for commercial zoning + Front room with separate access (suitable to run a business with an allowance for signage)+ Tiled downstairs+ Carpet Upstairs+ Full-sized bathroom with bathtub+ Ensuite bathroom to the main bedroom+ Powder room downstairs+ Stone benchtops with breakfast bar+ Two separate living areas+ Tiled private rear courtyard+ Established front garden.+ Double lock up garage with automatic doors.+ Direct rear lane access+ Front & back balconies+ Built-in wardrobes+ Skylight in the bathroom+ Ducted reverse cycle cooling/heating.+ Full-sized laundry At the heart of the ever popular and developed private suburb of Forde is this incredibly rare opportunity for a property to have a Residential/Commercial zoning. This means that the astute buyer could live, work, and play from the same residence. This meticulously kept four-bedroom terrace home is perfect for first-home buyers, families, downsizers, investors, and small business owners alike. The lower level includes an open plan expansive kitchen, living and dining area. The kitchen includes quality appliances, stone bench tops and ample storage. The kitchen and living area connect seamlessly to a generous private rear courtyard. This provides a space that is a pleasure to entertain family and friends in privacy and comfort. Also at the front of the ground level is an oversized bedroom which has commercial zoning providing the opportunity to run a home business from this amazing property. Upstairs presents accommodation of 3 bedrooms all with built-in robes, balconies, and the master with a private ensuite. A large main bedroom with a bath and another living area complete the upper floor of what is a truly magnificent home. This property places you only a 2-minute walk to the popular eateries at Forde shops and the popular Burgmann School. close to arterial roads. Don't miss this opportunity, enjoy living in this magnificent home and reap the rewards of a convenient lifestyle. + Internal Living: 149.2m²+ Upper Balcony: 13.70m²+ Double Garage: 38.40m²+ Block size: 184m²+ EER: 6Disclaimer: Town Residential and the vendor cannot warrant the accuracy of the information provided and will not accept any liability for loss or damage for any errors or misstatements in the information. Some images may be digitally styled/furnished for illustration purposes. Images and floor plans should be treated as a guide only. Purchasers should rely on their independent enquiries.