

49 Helen Leonard Crescent, Forde, ACT 2914

MARQ

Sold House

Thursday, 10 August 2023

49 Helen Leonard Crescent, Forde, ACT 2914

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 300 m2

Type: House

\$766,899

Showcasing a contemporary design and supremely positioned in a quiet loop street on a level 300sqm block, this unique 2 bedroom family sanctuary reveals flowing living spaces, light filled interiors and many sophisticated modern touches. A great home for the first home buyer, downsizer or investor, this single level residence is complemented by the private outdoor facilities. It is placed for easy convenience to shops, local buses, walking trails and urban amenities.- Modern single level design, quality inclusions throughout- Sunny North facing aspect- Easy care floorplan with 126.93sqm of total living (101.38sqm internal)- Sun drenched family room flowing onto private timber deck entertaining- Sleek polished concrete flooring- Plush carpet to the bedrooms - Luxaflex Duette blinds throughout- Light filled lounge area- Awesome cathedral ceiling in main living (maximising light and space)- High ceilings throughout (2.7m)- Immaculate condition inside and out- Large kitchen, gas cooktop, wall oven, dishwasher- Spacious master suite, built in robes, custom bathroom- Generous 2nd bedroom with built in robes- Multiple wall mounted heating units- Large wall mounted reverse cycle air-conditioning (heating and cooling)- Single automatic garage with internal access- Roof mounted solar panels (save you \$\$\$\$)- EER 6.0- Rain water tank- Easy care 300sqm block- Peaceful leafy surrounds set in quiet loop street- Close proximity to parks, local schools and shops

Brief Summary:- - Year of construction: 2008- Internal living area: 101.38sqm- Garage area: 22.54sqm- Porch: 3.01sqm- Total area: 126.93sqm - Block Size: 300sqm - EER: 6.0- Rental Potential: \$550 - \$590 per week - U.V. \$446,000 (2022)- Rates: \$2,447 per annum approx.- Land Tax: (If investment property) \$3,512 per annum