

58 Hibberd Crescent, Forde, ACT 2914

CARTER + CO

Sold Terrace

Monday, 14 August 2023

58 Hibberd Crescent, Forde, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 148 m2

Type: Terrace



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The Features You Want To Know:+ Wonderful 3-bedroom, 2- bathroom separate titled terrace home + Expansive kitchen with ample storage+ 20mm Stone benchtops + 4 burner gas cooktop + 600mm oven + Freestanding dishwasher+ Double bowl sink + Separate living and dining area + Tiled flooring throughout downstairs living areas + Carpet to stairs and bedrooms+ Three large bedrooms with built in robes+ Master bedroom with ensuite + Large main bathroom + Full size laundry + Powder room downstairs for guests+ Large under stair storage+ Ducted reverse cycle heating and cooling + Large double garage + Security System + Close proximity to Forde shops + Close proximity to Burgman school + Separate titled with small community strata for garden maintenance

Why You Want To Live Here?Some people say that terrace living can be confined and restricted, but not at 58 Hibberd Crescent, Forde. Designed to maximize the usability of space, this amazing separately titled terrace creates a space that is an absolute pleasure for you and your family. Located in the ever popular and privately developed suburb of Forde this meticulously kept 3-bedroom 2-Bathroom terrace home is perfect for first home buyers, families, downsizers, investors alike. The lower level includes an expansive kitchen, living and dining area. The kitchen includes quality appliance, stone bench tops and ample storage. The kitchen and dining area connect seamlessly to a generous merbau decked private rear courtyard. This provides a space that is a pleasure to entertain family and friends in serenity and comfort. Upstairs presents accommodation of 3 bedrooms all with built in robes. An ensuite to the master bedroom and a large main bedroom with floor to ceiling tiles and quality fixtures and fittings completes the upper floor of what is a truly magnificent home. If that isn't enough, this property places you only a minutes to the wonderful eateries at ford shops as well as the popular Burgmann School. Within close proximity to arterial roads don't miss this opportunity, enjoy living in this magnificent home and reap the rewards of a convenient lifestyle. Currently tenanted at \$710 per week this is an astute investment for anyone looking to add the next property to their investment portfolio.

The Statistics That You Want To Know!Block: 18Section: 92Block Size: 171m² (approx.)Total house size: 148m² (approx.)Total Living: 110m² (approx.)Garage: 38m² (approx.)EER: 6 starsRates: \$2,569 p.aLand Tax: \$3,827 p.a. (if rented)Rental Appraisal: Currently tenanted at \$710 per week until November 2023Heating and Cooling: Reverse cycle electric ducted heating and cooling Car: 2 Car Garage