

72 Hibberd Crescent, Forde, ACT 2914

MARQ

Sold House

Monday, 14 August 2023

72 Hibberd Crescent, Forde, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 202 m2

Type: House



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In a peaceful location on the edge of the urban landscape, only steps from Mulligans Flat nature reserve, this well presented townhouse is situated in a great position, offering an open private outlook over a creek and wetlands to reserve. Bathed in sunlight from the perfect north aspect over cooler months, the front sitting area and formal lounge/dining enjoy the warmth and cheerful ambience. From the lounge a sliding door opens onto the sitting area, the perfect spot for a morning coffee, enjoying the outlook over the garden and wetlands. A reverse cycle air conditioner ensures year round comfort. Quality carpet and décor are neutral. Casual living features a spacious kitchen with an island bench, gas cooktop, Omega oven, dishwasher, ample bench space and storage with a pantry. The adjacent laundry leads to a powder room. From the family room a sliding door opens to a private rear entertaining courtyard, where you can relax with friends and family sheltered from the summer heat. On the carpeted upper level, there is an open study area on the landing. The spacious master bedroom offers a roomy ensuite and all three bedrooms are fitted with a reverse cycle air conditioner and built-in robe. The main bathroom features a bath, shower and separate w/c. Lovely views to the north over the creek to hillside reserve are enjoyed from the sunny second bedroom. The double garage has an auto panel lift door and rear lane access. Outdoor areas including the front garden are low maintenance and secure. A cycle path runs alongside the wetland green belt in front of the home and for kilometres along the perimeter of Mulligans Flat reserve. Magnificent old eucalypts are preserved in parklands throughout the suburb. Forde shops and local restaurants, swimming pool, childcare, Burgmann Anglican School Early Childhood and Middle School campus, and a dog park are within walking distance. It is only a short drive to Bonner primary school, Woolworths in Bonner and Coles in Amaroo. Features:- Well presented townhouse offering an open private outlook over creek and wetlands- Located in peaceful loop street only steps to Mulligans Flat nature reserve- Sunny north aspect to formal lounge/dining, which opens onto front sitting area- Quality neutral carpet in lounge/dining, over stairway, study and bedrooms- Spacious kitchen features island bench, gas cooktop, stainless steel oven, dishwasher and pantry- Adjacent laundry leads to a powder room- Family room opens onto a private sheltered entertaining area- Open study area on carpeted upper level- Master bedroom with ensuite - All three bedrooms are fitted with a reverse cycle air conditioner and built-in robe- Main bathroom offers a bath, shower and a separate w/c- Sunny aspect and elevated views over wetlands to hillside reserve from second bedroom- Brick double garage/carport with auto panel lift door and access from laneway- Sunny, easy care front garden and securely enclosed front and rear outdoor living areas- Bike path alongside creek and wetlands in front of the home- Walking distance to Forde shops and local restaurants, swimming pool, childcare, Burgmann Anglican School Early Childhood and Middle School campus, and a dog park- Short drive to Bonner primary school, Woolworths in Bonner and Coles in Amaroo Particulars:- Upper Residence: 70.57m² (excluding stairwell)- Lower Residence: 80.16m²- Carport: 42.64m²- Year built: 2013