

# 65 Francis Forde Boulevard, Forde, ACT 2914

LUTON

## House For Sale

Wednesday, 26 June 2024

65 Francis Forde Boulevard, Forde, ACT 2914

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 293 m2

Type: House



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## Auction

Within walking distance to Forde shops and local schools, this modern double storey residence is perfectly located in the thriving suburb of Forde. With three bedrooms and two bathrooms, this home will suit the needs of many. The open plan living and dining space effortlessly flows out to outdoor entertaining area with low maintenance yard. This living space is north-to-the-rear aspect, filled with light throughout the day. The outdoor spaces are perfect for dining or simply sitting by the firepit in winter. The contemporary kitchen features an island bench for maximum cooking space whilst being equipped with Omega appliances including gas cooktop, oven and dishwasher. Upstairs, you will find your master retreat with ensuite and walk-in robe with views of the opposite nature reserve. The additional two bedrooms are on the ground level, perfect for kids or guests, whilst serviced by the main bathroom. With ducted heating and cooling, you will be comfortable all year round. The family-orientated neighbourhood of Forde means you have local amenities at your fingertips including Forde Shopping Centre, local schools and walking trails. With easy access to Horse Park Drive, you will be able to travel to anywhere in Canberra with ease including Gungahlin Marketplace and the light rail.

**Property Features:**

- 3 bedrooms | 2 bathrooms | 2 car
- Double storey residence in Forde
- Warm wooden floors throughout living spaces
- Spacious kitchen fitted with Omega gas cooktop, oven and dishwasher
- Island kitchen stone benchtop with additional power points
- Water filter tap included
- Open plan layout with meals and living areas
- Master suite with walk-in robe and ensuite
- Two bedrooms with built-in robes
- Ducted gas heating and electric cooling
- Retaining walls with space for plants, lemon tree and seating
- Artificial turf and modern firewood storage
- Full sized laundry with external access
- Under-stairs storage and linen cupboard
- Large enclosed car garage (6-metre in length)
- Street parking available
- Within 5 minutes walk to Burgmann Forde campus and Forde Shopping Centre
- Within 7 minutes drive to Marketplace Gungahlin
- Within 22 minutes to Canberra City

**Property Details:**

- Block: 293m<sup>2</sup>
- Ground Floor: 100.78m<sup>2</sup>
- Upper Floor: 32.93m<sup>2</sup>
- Garage: 23.25m<sup>2</sup>
- Total: 156.96m<sup>2</sup>
- Built: 2010
- UV: \$530,000 (2023)
- Rates: \$2,894 p.a. (approx.)
- Land Tax: For Investors - \$4,777 p.a. (approx.)