

# 8/16 Ray Ellis Crescent, Forde, ACT, 2914

## House For Sale

Thursday, 31 October 2024



THE  
PROPERTY  
COLLECTIVE

8/16 Ray Ellis Crescent, Forde, ACT, 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Nature and Sophistication in Perfect Harmony

Step into this modern townhouse where nature meets elegance. This home backs directly onto expansive parkland, essentially your own backyard – minus the upkeep!

Bask in natural light with high ceilings and feature windows that capture the morning sun in the spacious living, kitchen, and dining areas. The kitchen is a chef's delight with stone benchtops, upgraded appliances (gas cooktop, oven, and rangehood), and ample storage. A clever laundry-come-walk-in pantry offers that extra space you didn't know you needed.

Upstairs, find an airy rumpus room that opens to a balcony with serene parkland views – the perfect spot for morning coffee or sunset unwinding. The oversized main bedroom, complete with a walk-in robe and ensuite, feels like a private retreat, while two additional bedrooms with built-in robes and a flexible fourth bedroom/study on the ground floor offer room for all. A sleek main bathroom with a separate toilet, plus a powder room downstairs, ensures convenience for everyone.

Freshly painted with new carpets and timber flooring, this home is move-in ready. Enjoy outdoor living with a courtyard that overlooks grass and greenery, and keep life easy with a remote-controlled double garage and low-maintenance gardens.

Nestled in a high-end community complex surrounded by parkland, this townhouse is just a short walk to Forde shops, local favorites like Frankies and Foodworks, and is in the priority catchment for Burgmann Anglican School. Plus, Gungahlin Town Centre is just a quick commute away.

Ready to make this low-maintenance, high-style haven yours? Don't miss out – nature and luxury are calling!

The perks:

- Modern townhouse backing directly onto parkland which is an extension of your own backyard, just one that you don't need to mow!
- Spacious & light-filled interiors with soaring ceilings in the downstairs living, kitchen, and dining
- High feature windows capturing the morning sunshine
- Kitchen with stone benchtops, upgraded appliances including gas cooktop, oven, and rangehood with ample storage throughout
- Laundry or even a walk-in pantry perfect for that extra space needed
- Upstairs rumpus with balcony overlooking the parkland
- Oversized main bedroom with walk-in robe and ensuite
- Two spacious bedrooms, both with built-in robes
- Main bathroom with separate toilet
- Additional 4th bedroom/guest room or study on the ground floor
- Powder room
- New carpet and freshly painted top to bottom
- Timber flooring
- Outdoor courtyard overlooking grass and parkland
- Double garage with remote control door
- Low-maintenance gardens
- Situated in a tight-knit community complex of high-end townhouses surrounded by parkland
- Take a short stroll to Forde shops where you can find Frankies, Foodworks, cafes, and restaurants.
- Located in the priority catchment for Burgamann Anglican School
- Short commute to Gungahlin Town Centre

The numbers:

- Build: 2010
- Living: 179.5m<sup>2</sup>
- Garage: 35.9m<sup>2</sup>
- Balcony: 9.3m<sup>2</sup>
- Total: 224.7m<sup>2</sup>
- EER: 4
- Body Corp: \$755.18 per quarter
- Rates: \$669 per quarter
- Land tax: \$955.22 per quarter
- Rental estimate: \$750 - \$780 per week