

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

**MARQ**

**Townhouse For Sale**

Saturday, 29 June 2024

16/16 Ray Ellis Crescent, Forde, ACT 2914

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 197 m2**

**Type: Townhouse**



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**\$835,000+**

Boasting impressive amounts of accommodation flowing over 197sqm, and supremely positioned within a quiet loop street in the heart of Forde, this freshly updated 4 bedroom family sanctuary reveals flowing living spaces, light filled interiors and many sophisticated modern touches. A great home for the growing family this dual level residence is complemented by the superb outdoor facilities all on a private easy care block. Take advantage of convenient living, being only moments to the local Forde shops, school, ponds, walking trails and Mulligan's Flat nature reserve. - Modern dual level design, quality inclusions throughout- Spacious living areas with 197sqm of total living (161.20 sqm internal)- Superbly updated with new carpet throughout, fresh paint where needed- Stone kitchen, gas cook top, quality Miele appliances and Bosch dishwasher- Sunny family room flowing onto private entertaining area (dual courtyards)- High ceilings (2.7M) allowing plenty of natural light- Four generous bedrooms in total- Spacious master with quality ensuite and own balcony with views- Oversized main bathroom with bath & shower, separate upstairs toilet- Ducted reverse cycle air-conditioning (Heating & Cooling)- Well insulated, EER 4.0- Security alarm system - Front door video intercom- Ducted vacuum system - Double automatic garage with internal access- Free standing residence (no common walls)- Popular boutique complex- Low body corp. fees (\$738.77 per quarter)- Peaceful location set in quiet loop street- Walking distance to parks, local school, shops, pond, walking trails and nature reserves

**Brief Summary:-** - Year of construction: 2010- Internal living area: 161.20sqm- Garage area: 36.10sqm- Total area: 197.30sqm- Balcony: 12.40sqm- EER: 4.0- Block Size: 239sqm - Rental Potential: \$700 - \$730per week- Strata fees: \$683.61per quarter- Sinking fund: \$55.16per quarter

Don't miss this fantastic opportunity to own a beautiful, easy-care home in one of Canberra's most desirable suburbs. Whether you're a growing family, savvy investor or seeking a peaceful retreat, this property represents smart buying and will appeal to a wide range of buyers.

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