







7/2 Ridding Street, Forde

Exceptional Privacy and Uninterrupted Views Across Mulligans Flat

Enjoy a remarkable sense of privacy in this beautifully appointed four-bedroom townhouse, where every window overlooks parkland or Mulligans Flat. Watch kangaroos from the comfort of home and unwind on the upstairs balcony overlooking the reserve-all just minutes from Gungahlin's shops, schools and amenities.
Set in sought-after Forde, this contemporary two-storey home offers approximately 211 m² under the roofline. Generous living spaces, quality finishes and inviting outdoor areas make it ideal for families or professionals seeking a low-maintenance home with room to work, relax and entertain.
Downstairs, a separate lounge complements the spacious open-plan kitchen, living and dining area. Timber flooring adds warmth, while direct access to the deck and courtyard creates an easy connection between indoor and outdoor living. The modern kitchen features stone benchtops, gas cooking, a dishwasher, ample storage and space for a double fridge.
All four bedrooms are upstairs, including the main bedroom with a walk-in robe and ensuite. The remaining bedrooms feature built-in robes, while the fourth bedroom enjoys its own balcony with

4 2 2

FOR RENT
$830 per week

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

uninterrupted views across Mulligans Flat.
The private, secure courtyard features landscaped native gardens, a small lawn, a deck and a separate tiled barbecue area. Automatic garden watering keeps maintenance simple, leaving more time to enjoy the surroundings.

Property features:
" Contemporary four-bedroom townhouse with approximately 211 m² under the roofline
• Exceptional privacy, with every window overlooking parkland or Mulligans Flat
• Separate lounge and open-plan kitchen, living and dining area
• Timber flooring throughout the open-plan living spaces
• Kitchen with stone benchtops, gas cooktop, rangehood, dishwasher and double-fridge space
• Main bedroom with walk-in robe and ensuite
• Built-in robes in the remaining bedrooms
• Private balcony off the fourth bedroom with uninterrupted reserve views
• Downstairs powder room
• Ducted reverse-cycle air conditioning
• Additional ceiling insulation for year-round comfort
• Solar panels and gas hot water
• NBN connection and cabling
• Deck, tiled barbecue area and secure courtyard with native gardens and a small lawn
• Automatic garden watering system
• Double garage with remote-controlled door and internal access
• Alucom locks on all downstairs screen doors
• Energy Efficiency Rating: 5 stars

With bushwalking trails, cycling paths, parks and playgrounds close by, this is a wonderful setting for children to explore and the whole family to enjoy the outdoors. Mulligans Flat Woodland Sanctuary and nearby Yerrabi Pond offer further opportunities to connect with nature.

Forde's local shops and cafés provide everyday convenience, while schools and Gungahlin Town Centre are just minutes away, offering an extensive range of shopping, dining and services.

A peaceful bushland retreat with the space, comfort and convenience of modern living.

This property does comply with minimum ceiling insulation standards.
EER: 5 star

PETS: please be aware that at all stages of tenancy this property requires consent to be sought in writing for the keeping of any pets at the premises. Consent must be provided in writing before any pets are at the premises.

TO ARRANGE AN INSPECTION PLEASE:
1. Click on book inspection button
2. Complete your details
3. Answer pre-qualifying questions
4. Register for a time

NOTE: IF you do not register you will not be notified of cancellations or changes to the inspection. If no-one has registered for the inspection, the inspection will not go ahead. Alternatively call the office on 6213 3999 to book an appointment.

Disclaimer: While all care has been taken in compiling information regarding properties marketed for rent, we accept no responsibility and disclaim all liabilities in regard to any errors or inaccuracies contained herein. All parties should rely on their own investigation to

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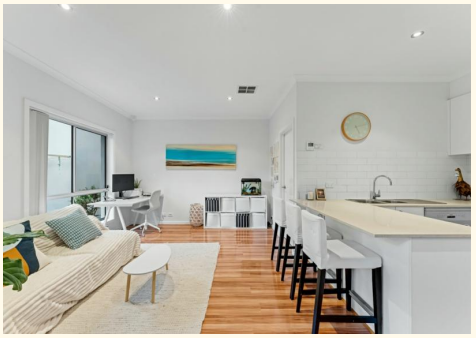
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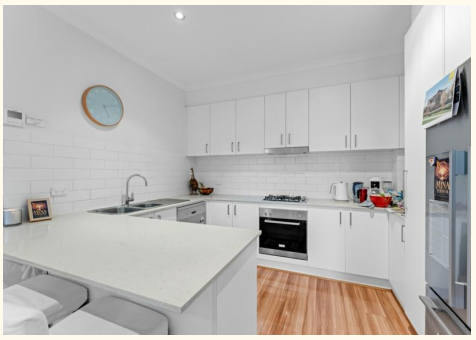
MORE DETAILS

Property ID	37C9GCY
Property Type	Townhouse
Including	Ensuite

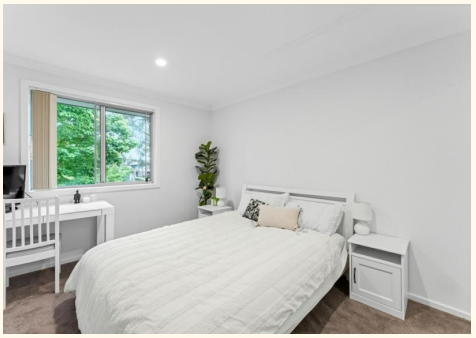
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