

21 Alfred Hill Drive, Melba, ACT, 2615



House For Sale

Friday, 10 January 2025

21 Alfred Hill Drive, Melba, ACT, 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 693 m2

Type: House



Jake Battenally
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Find Comfort and Space for Your Family in Melba

Please note: This property will go to auction on Sunday, February 2nd, 2025, as part of our Summer Showcase Auction Event held at the Hyatt Hotel Canberra. The event will begin at 9:30 am, and a more indicative time for this particular auction will be provided closer to the date.

This delightful brick home perfectly combines space and versatility, offering a fantastic opportunity to move in and make it your own. The bright and welcoming open-plan living areas, along with three generously sized bedrooms, immediately capture your attention.

A standout feature of this home is the original timber flooring throughout, complemented by freshly painted walls, which create a fresh and inviting ambiance.

The living spaces are thoughtfully separated from the bedroom areas, allowing you to entertain in peace without disturbing the kids. The large formal living area at the front flows seamlessly into the dining and family room, creating an ideal space for family gatherings.

The updated kitchen is perfectly positioned to connect with the living areas and includes a walk-in pantry, gas cooktop, electric oven, and dishwasher - perfect for both casual and formal cooking.

Each of the three bedrooms is equipped with built-in robes and ceiling fans, while the master bedroom offers a private ensuite and views of the garden.

Where this home truly shines is the outdoor space. The expansive backyard provides plenty of room for children to play and features established garden beds that you can expand upon or transform into your own private retreat.

With so many features to love, and located just moments from Melba's shopping village, public transport options and local schools, it makes this property a must on the inspection list!

Features:

- Three spacious bedrooms all with built-in robes & ceiling fans, including a master with ensuite
- Freshly painted throughout, creating a bright & inviting atmosphere
- Fully Insulated walls, floors & ceilings throughout
- Two large living areas, perfect for entertaining & family gatherings
- Timber floorboards throughout
- Updated kitchen with ample bench space, plenty of storage, walk-in pantry, gas cooktop, electric oven & dishwasher
- Split System to living room
- Ceiling fan to Family room
- Ducted gas heating
- Electric front door lock
- 8.19kw Solar System with Battery Storage
- Predominantly double-glazed windows throughout
- Single garage / automatic roller door access + ample space for storage or workshop
- Established gardens with spacious back yard

Close proximity to:

- Melba shops
- Mount Rogers Primary School
- Melba Copland Secondary School
- St Monica's Primary School
- Belconnen Town Centre
- Local parklands

Stats:

- EER: 5.0
- Block: 692 m²
- Living: 144m²
- Built: 1973
- Rates: \$2, 988.52 per annum
- Land Tax: \$5, 379.60 per annum

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.