

4 D'hage Court, Melba, ACT 2615



House For Sale

Thursday, 9 January 2025

4 D'hage Court, Melba, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 258 m2

Type: House



Joshua Gutierrez

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Auction 02/02/2025

Discover the exceptional lifestyle and limitless potential this charming, entry-level separate-title home provides. Thoughtfully designed for comfort and practicality, this residence is perfectly positioned in the growing suburb of Melba. Whether you're a first-time buyer, a local looking to upgrade or downsize, or a savvy investor searching for a valuable addition to your portfolio, this property is sure to check all the boxes and more. As you step inside, you'll be impressed by the spacious, light-filled interior, offering multiple living areas that cater to various needs. The home has been carefully designed to maximize orientation, functionality, and natural light. Enjoy a generous dining area, a comfortable lounge, and the convenience of reverse cycle heating and cooling for year-round comfort. For those who love to cook, the well-sized "U" shaped kitchen is a practical dream, providing ample cupboard and bench space for effortless meal preparation. Featuring stainless steel appliances, a gas cooktop, an electric oven, custom joinery, and plenty of pantry storage, this kitchen is designed to inspire your culinary creations. Relax and unwind in the comfort of two generously sized bedrooms, each with built-in robes and abundant natural light. The master bedroom includes a reverse cycle air conditioner for added comfort. The spacious bathroom is designed with practicality in mind, offering full-height tiling, a shower, a bathtub, a vanity, and a skylight that fills the space with natural light. Step outside to find a well-sized backyard with rear access, offering ample space for the kids to play while remaining easy to maintain. The property also includes a single-car garage with an automatic roller door, plus a long driveway providing extra off-street parking. Ideally located in the sought-after suburb of Melba, this home is just moments away from the Melba Shopping Centre, Melba Primary and Secondary Schools, and the Belconnen Town Centre. With such a prime location, you'll have easy access to a wide range of amenities, making this family-friendly neighbourhood an exceptional place to call home. If you have further questions or wish to inspect this stunning home, please feel more than welcome to contact Joshua Gutierrez on 0431 674 662. 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. Key features: Perfectly positioned in Melba's desirable enclaves North facing to rear side of the block Enclosed front yard for security and privacy Multiple living areas Well sized backyard space with rear access for the kids to play Skylights Reverse cycle heating and cooling Stainless steel appliances Ample bench space Tile splashback 2 generously bedrooms with built in robes Main bedroom with reverse cycle heating and cooling Built in robes to both bedrooms Bathroom with shower and bathtub, full height tiling and ample natural lighting coming from skylight European laundry Built in linen storage Single car garage with automatic roller door Moments away from Melba shopping centre, Melba primary and secondary school and Belconnen town centre. Key figures: Living area: 111m² Block size: 258m² Rates: \$2,128 p.a (approx.) Land tax: \$2,999 p.a (approx.) EER: 4 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.