

3/45 Goldner Circuit, Melba, ACT, 2615

Townhouse For Sale

Thursday, 31 October 2024

3/45 Goldner Circuit, Melba, ACT, 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Paul Corazza
0262099618

Modern Elegance, Tranquility and Convenience – Perfect for Downsizers!

This charming 3-bedroom single level residence is situated in the quiet, boutique 'Ashgrove' complex, alongside just six other homes. Positioned adjacent to Melba's Half Acre Wood and Wetland Park, this home enjoys a peaceful atmosphere while being conveniently close to schools, parks, and recreational amenities, offering a perfect blend of modern comfort and serene surroundings.

Upon entering the home, you are greeted by a formal entry area complete with beautiful stained-glass windows that allow soft, natural light to fill the space. The living area, complete with large windows and sheers, as well as the bright family/dining room, are thoughtfully crafted to optimise the home's northern orientation, allowing sunlight to fill the space during the cooler months, bringing in natural warmth.

Updated hybrid flooring flows seamlessly through the living, dining, and kitchen areas, adding a sleek, contemporary touch. The rest of the home boasts freshly painted walls and modern lighting throughout.

At the heart of the home is the beautifully designed kitchen, equipped with premium appliances including a Bosch oven, Miele cooktop, and dishwasher. The kitchen showcases 40mm stone benchtops, a sleek glass splashback, and soft-close cabinetry combining style and functionality. Thoughtful storage solutions, such as the accessible pantry with pull-out drawers, and hidden corner cupboard storage ensure every item is neatly organised.

The backyard, a private retreat that wraps around the side of the home, features a refreshed garden sanctuary. The main area of the backyard has two access points from both the living area and the family/dining room. It features a bird bath, water tanks, and a charming pergola, perfect for relaxing outdoors. A retractable screen adds versatility to the outdoor space.

All bedrooms are fitted with new carpets and roller blinds. The main bedroom, located near the entrance, is a peaceful space, featuring a mirrored built-in robe and a sleek and accessible ensuite.

This townhouse boasts practicality, with a sizeable 40 square meter double garage, recently upgraded with epoxy to the floor. The home is equipped with European-style laundry facilities smartly hidden behind doors, as well as evaporative cooling, ducted gas heating, and a reverse-cycle split system in the family/meals area. Solar panels and two security cameras offer energy efficiency and peace of mind.

This stunning property provides a sense of exclusivity and tranquillity. With its easy-care layout, modern upgrades, and proximity to schools, parks, and amenities, this home is ideal for downsizers or those seeking a relaxed, low-maintenance lifestyle.

Key Features:

- Northern orientation
- Adjacent to Melba's Half Acre Wood and Wetland Park
- Updated hybrid flooring in living, kitchen and family/dining areas
- Modernised lighting throughout
- New carpet in all bedrooms
- Freshly repainted
- Private backyard with pergola and retractable screen
- Miele induction cooktop and dishwasher
- Bosch oven
- 40mm stone benchtops
- Soft close cabinetry
- Abundance of pantry space
- Reverse-cycle split system in family/meals area

- Evaporative cooling and ducted gas heating
- Freshly epoxied garage floor
- Solar panel system
- Two rain-water tanks plus pump
- Two security cameras
- European style laundry
- Convenient access to schools, parks and amenities
- Short drive from Westfield Belconnen

The Essentials (approx.):

- Living size: 126m²
- Garage area: 40m²
- Rates: \$1,529 p.a.
- Land tax: \$1,747 p.a.
- Strata levies: \$2,467 p.a.
- Number of units in Ashgrove: 7
- Year of Construction: 1994
- EER: 3