

21/30 Chinner Crescent, Melba, ACT, 2615



Unit For Sale

Thursday, 28 November 2024

21/30 Chinner Crescent, Melba, ACT, 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit

Ground Level, Hidden Gem

Located on the ground floor, this beautifully presented 2-bedroom plus study unit that perfectly balances comfort and convenience in the heart of Melba.

The open plan kitchen is bright and airy, which flows to an outside patio for extra space. The updated kitchen has ample bench space and quality appliances and plenty of storage. Both bedrooms have mirrored, sliding built in wardrobes and a reverse cycle air conditioning unit.

Just a short walk up the road to the melba shops features the neighbourhood café, restaurants and more.

Ideal for first-time buyers, downsizers, or savvy investors, this property offers a fantastic opportunity in this tightly held complex.

Features:

- * Sought after ground level unit
 - * Solid double brick construction
 - * Fresh paint throughout
 - * Two generously sized bedrooms, both featuring mirrored sliding built-in robes
 - * A versatile study room provides the perfect space for working from home or pursuing hobbies
 - * Light-filled living/dining space
 - * The kitchen is equipped with a dishwasher and plenty of counter space
 - * Three reverse cycle air conditioning units for year-round comfort
 - * A practical internal laundry located inside the unit
 - * Outside patio, great for relaxing or entertaining
 - * Open grassed to rear and front of property
 - * Secure parking in garage, plus an additional parking space
 - * Access to public transport 3 min walk
 - * 5 Min Walk to Melba Shops
 - * 5 Min Drive to Charnwood Shops
 - * 7 Min drive to Belconnen Town Centre
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- * Living Size: 62 sqm
 - * EER: 5.0
 - * Rates: \$2,256 p.a.
 - * Strata: \$4,444 p.a.
 - * Land Tax: \$3,352 p.a. (investors only)

Disclaimer:

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