

**12 Saville Close, Melba, ACT 2615**

**House For Sale**

Tuesday, 20 February 2024

12 Saville Close, Melba, ACT 2615

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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**\$1,099,000+**

An impressive 5 Bedroom Family home presents an opportunity ideal for the entertainer with numerous indoor spaces and multiple incredible outdoor spaces. Located in a quiet loop street near the reserve & park, 12 Saville will leave you the envy of your family & friends. Upon entry, a 17m<sup>2</sup> full-length veranda meets & greets you with a formal front entry with coloured glass door & side light windows to the parquet flooring foyer. Formal L-shaped Lounge & Dining with all windows being of Cedar timber. Renovated by the previous owners the Kitchen & Family room will lead you out to an incredible 84m<sup>2</sup> outdoor covered entertaining living space which includes a Pizza Oven, Spa bath & ample BBQing ability. A 33m<sup>2</sup> double garage with internal access (which has been converted to a 4th living space) is ideal for entertaining or a large space for working or a workshop from home. A brand new 7m X 7m carport will enable you to keep your pride & joy vehicles safely undercover. An oversized laundry with ample storage & ramp access to the rear yard. The fully enclosed & secure rear yard has a space specifically designed for a fire pit leaving an expansive grassed space ideal for the kids to stretch their legs kicking a ball still with space comfortably for a trampoline & swing set. 4 Bedrooms are found upstairs 3 with built-in wardrobes, 1 with a walk-in wardrobe & the Main with a walk-through wardrobe to the once renovated Ensuite. A walk-in linen cupboard is also ideal being located directly beside the once renovated bathroom. The Owners' Favourite Part: We have loved having our Family & Friends come & enjoy our entertaining spaces & hospitality as there have certainly been a lot of great memories made here. But it is time for us to make a lifestyle move & we just wish that we could just pick this home up & take it with us to our "Sea Change". Features include:- Massive 84m<sup>2</sup> approved covered entertaining space including an oversized Pizza Oven & Spa Bath- 49m<sup>2</sup> (7m X 7m) carport- A huge Fire Pit area- An open grassed space ideal for a trampoline & swing set- 3 Living areas + a converted garage to a man cave- 5 Bedrooms, 3 with BIR, 1 with WIR- 2.5 Bathrooms- Cedar windows- Ample secure under cover behind-fence parking- Parquet flooring to Entry & Dining- Ducted Heating + Ducted Cooling & 1 split R/C A/C- Perfect for the full-sized Family- Quiet loop street with a reserve & park only meters away. Particulars (all approx.):- Block Size: 985m<sup>2</sup>- Combined Under Roofline: 367m<sup>2</sup>- Ground Floor Living Size: 97m<sup>2</sup>- Upper Floor Living Size: 87m<sup>2</sup>- Covered Entertaining Size: 84m<sup>2</sup>- Garage (converted) Size: 33m<sup>2</sup>- Carport Size: 49m<sup>2</sup>- Front Porch Size: 17m<sup>2</sup>- Year Built: 1974- Entertaining Pergola approved: 2006- EER: 2.5 STARS