

13/48 Conley Drive, Melba, ACT 2615

TIMOTHY R^D

Townhouse For Sale

Friday, 3 May 2024

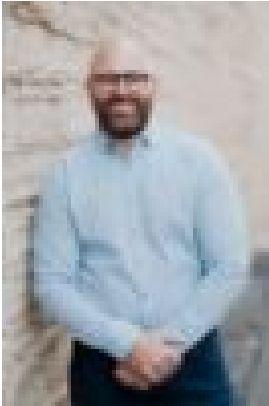
13/48 Conley Drive, Melba, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Townhouse



Tim McInnes
0401097568



Annabelle McInnes
0419144208

\$675,000 +

AUCTION ON SITE, 23RD MAY AT 6:00PM The road home... Located at the forefront of a boutique complex, this single-level, three-bedroom home epitomises comfort and convenience - perfect for first-time buyers, savvy downsizers, and astute investors alike. Featuring a seamless blend of elegant, freshly updated interiors and a delightful courtyard, it offers an idyllic environment for everyday enjoyment. Inside, the heart of the home is the generously proportioned open-plan kitchen and living area, embracing modern day design principles that facilitate a fluid living experience. The kitchen, recently updated, serves as a culinary haven, perfectly equipped for crafting your signature dish. Adjacent to this, the spacious living room offers abundant space for family gatherings and seamlessly extends through glass sliding doors to the inviting rear courtyard, creating an ideal setting for relaxation and entertainment. Each bedroom is thoughtfully sized and arranged to ensure privacy and comfort. The modern bathroom is beautifully appointed, providing a serene retreat to rejuvenate after a busy day. The road ahead... Step outside to find a picturesque, paved terrace - the perfect nook for sipping your morning tea amidst the tranquillity of nature. Practicality is also covered with a single garage featuring internal access and additional parking space at the front. Residents will benefit from extra guest parking within the complex and enjoy the convenience of being just moments from local schools, public transport, and the bustling Melba shops. This charming home is more than just a place to live, it's a gateway to a fulfilled lifestyle in a coveted suburb, close to all essential amenities. Embrace a life of ease and sophistication in a location that truly matters. Quality features include...*

- * Open-plan living room
- * Reverse cycle heating unit to living room
- * Located at the front of the complex
- * Well-proportioned bedrooms with built-in robes
- * Updated kitchen
- * Modern, beautifully appointed bathroom (renovated in 2024)
- * Charming rear courtyard with paved terrace
- * Single garage with internal access
- * Low annual body corporate fees
- * Close proximity to Mt Rogers Primary School, Melba Copland High School, Copland College, Melba tennis club, the new local playground and playing fields

Residence: 102.53m² (approx.) Garage & Store: 24.36m² (approx.) Total: 126.89m² (approx.) Year Built: 1994 Rates: \$589.42 p/q (approx.) Body Corporate: \$589.42 p/q (approx.)