

13 D'Hage Court, Melba, ACT 2615

Townhouse For Sale

Thursday, 1 February 2024

13 D'Hage Court, Melba, ACT 2615

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 221 m2

Type: Townhouse



For Sale By Owner (ACT)

\$675,000+

Separate Title with no Strata/Body Corporate fees!! Price Guide \$675,000+ Renovated haven on quiet street could be yours. Ideal property for first homeowners, down sizers, singles or investors. This immaculate property offers the perfect blend of comfort, style, and convenience. Set on a separate title, this flat block welcomes you with a long, straight driveway that can comfortably fit up to three cars, plus additional overflow parking on gravel at the front of the house for both owners and guests. As you enter, you'll be greeted by the inviting open plan living area, bathed in natural light thanks to its north-facing orientation. Skylights throughout the home further enhance the warm and welcoming ambiance, along with LED lighting throughout. Ducted gas heating and evaporative cooling ensure year-round coziness, while fans in the bedrooms provide an extra touch of comfort. The heart of this home is the beautifully renovated kitchen, showcasing the latest in design and functionality, including the generously sized over-hanging island bench. The updated bathroom provides further elegance to the home, with great accessibility, and his and her double vanity for the ultimate in luxury. Rest easy knowing your newly installed hot water system will keep those showers warm and inviting. Front and back courtyards offer private and tranquil outdoor spaces, perfect for enjoying your morning coffee or entertaining with friends and family. The Colorbond fencing ensures both longevity and privacy in your outdoor backyard retreat. With an automatic garage door and internal access to the house, you'll never have to worry about the weather when bringing in groceries or accessing your car. Convenience is at your fingertips. Situated on a quiet street with easy access to main roads and walking distance to local shops, schools and parks, this location is both peaceful and practical. This home is the complete package, offering modern living at its finest. If you're seeking a property with charm, convenience, and contemporary finishes, this is the one for you. Don't miss out on the opportunity to make this house yours. Key House Features: • Separate title (no body corporate fees) • North facing living area • Single story, flat block with no internal stairs • Newly renovated kitchen with island bench and electric cooktop and oven • Newly renovated bathroom with double vanity, floor to ceiling tile and separate toilet • Year-round comfort with ducted gas and evaporative cooling throughout • Concrete slab construction • Bedrooms fitted with built-in wardrobes and ceiling fans • New flooring throughout • New front and back fencing • New solid timber external doors • New electric water heater • Garage with automated door and storage Property Information: • EER: 3.5 stars • Built: 1993 • Block size: 221m² • Residence: 82m² • Garage: 21m² • Total: 103m² • Rates: \$2,359.54 p.a. (approx.) • Land tax: \$3,537.00 p.a. (approx.) • Expected Rental return: \$540 pw - \$560 pw The Phone Code for this property is: 63517. Please quote this number when phoning or texting. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.