

15 Hosking Place, Melba, ACT 2615



House For Sale

Saturday, 18 November 2023

15 Hosking Place, Melba, ACT 2615

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 1524 m2

Type: House



Hannah Green
0422381055



Eoin Ryan-Hicks

Auction

Auction Location: On Site Picture a cosy corner in Melba where a home that whispers stories of love, warmth, and the passage of time has stood tall since 1970. Nestled right at the end of a quiet cul-de-sac, this timeless residence has been cherished by only two owners in its over 50-year journey. This home is a gem. The beautiful U-shaped driveway welcomes you, winding around lush greenery and established trees, offering a visual symphony from the front—a harmonious prelude to the life awaiting within. With a beautiful, recently oiled verandah provides the perfect spot to savour your morning coffee. You're greeted by a sense of space that transcends the ordinary. With four bedrooms to explore, each room holds a unique charm. The master suite, a testament to thoughtful renovations, boasts a size that exceeds expectations, complete with built-in robes for your convenience. The second bedroom, once the main haven of the home, stands generously sized, inviting you to create your own haven within its walls. The fourth bedroom, adorned with its very own sunroom, offers a versatile space that could be a rumpus, games room or teenagers retreat, seamlessly connecting to the back verandah through a sliding door. The central bathroom, a functional space with a connecting lobby and a separate toilet, adds practicality to the layout. The heart of the home is a vast living space, where the dance of light and warmth is orchestrated by a wood fireplace, promising cosy winter evenings. The open-plan kitchen and dining area, meticulously designed, captures an abundance of natural light. The kitchen, adorned with timeless updates, features integrated appliances, including a dishwasher, harmoniously blending with the home's colour palette. Step outside onto the raised back verandah, where panoramic views of the mountains unfold before you. This residence is not only a home but a powerhouse, fuelled by a 3-phase power supply and a roof area that could accommodate a 20kw solar system with the potential to expand to 30kw – a boon for those with trade ambitions or commercial-grade energy needs. For the entertainers at heart, a double garage with a workshop at the back awaits on the right side of the home. Complete with a built-in bar and an outdoor fireplace, it's a space designed for laughter and good times. The expansive 1524sqm block, with its well-shaped layout and dual side access, holds the promise of potential – be it an extension, a granny flat, or even a dual occupancy (subject to approvals). The owners have done the hard work for you here, recently adorned with fresh paint and thoughtful updates throughout, 15 Hosking Place invites you to become a part of its story – whether you're a growing family, an aspiring developer, or someone who simply values the potential of space and tranquillity. This property isn't just a house; it's an opportunity to shape your own narrative in a home that has stood the test of time. Rates: \$2,845 p.a. approx. Land Tax: \$4,663 p.a. approx. EER: 1 All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.