

**18 Alpen Street, Melba, ACT 2615**

TIMOTHY R<sup>D</sup>

**House For Sale**

Tuesday, 19 March 2024

18 Alpen Street, Melba, ACT 2615

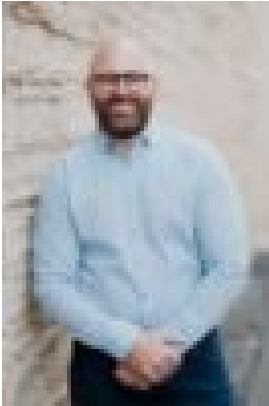
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 1**

**Area: 840 m2**

**Type: House**



Tim McInnes  
0401097568



Annabelle McInnes  
0419144208

## \$1,200,000 - \$1,300,000

The road home...Nestled in a charming neighbourhood and presenting an unassuming Tuscan-inspired charm from the street, this residence is a true revelation of space, comfort, and seamless indoor-outdoor living. It's a home meticulously crafted for families who treasure these qualities, ensuring a living experience that caters to everyone's needs. Stepping inside, the home reveals a generous kitchen and living area, where the elegance of a feature window, the warmth of a fireplace (unapproved), and the sophistication of French doors in the dining area harmoniously blend. These doors lead to an expansive rear deck, inviting the outside in and creating a perfect setting for outdoor dining and family gatherings. The kitchen is a dream for those who love to cook, featuring ample bench space, extensive storage, and a sleek glass cooktop. Nearby, a versatile dining space, easily adaptable as a sophisticated study or additional living area, further enhances the home's openness and fluidity with its own access to the deck. The journey continues upstairs, where well-proportioned bedrooms offer peaceful retreats for each family member. The contemporary elegance of the updated main bathroom and ensuite ensures a tranquil environment for daily rituals. The master suite stands as a haven of privacy and luxury, embodying refined living. Descending to the lower level, a spacious rumpus room connects to a large fifth bedroom, featuring a walk-in robe and easy under-house storage. The conversion of a single garage into two multi-purpose rooms introduces flexible options, accommodating a range of family activities to creative spaces (could easily be transferred back to garage if desired). The outdoor area of this home is as inviting as its interiors. The rear deck serves as a perfect venue for family events, overlooking a yard that's a visual treat. Here, children can revel in the play equipment, care for chickens in the large coop, and let their imaginations soar on the synthetic grass. The road ahead...This home is equipped with ducted heating and cooling upstairs and a reverse cycle split system downstairs for year-round comfort. The additional driveway with an automatic gate leads to a large storage shed, offering potential for conversion into a second garage, subject to DA approval. Positioned conveniently close to local schools, shops, and public transport, this home isn't just a place to live; it's a lifestyle choice. If you're in search of a home that combines space, functionality, and understated elegance, your search may well end here. This is more than a residence; it's a place where memories will be made, and dreams will flourish. Quality features include...\* Spacious living accommodation\* Five bedrooms, two bathrooms and ensuite\* Ducted heating and cooling upstairs\* Reverse cycle heating unit downstairs\* Spacious rear deck\* Two driveways\* Automatic gate\* Play equipment, chicken coup and storage shed\* Located close to local schools, shops and public transport