

19 Grainger Circuit, Melba, ACT 2615



House For Sale

Friday, 31 May 2024

19 Grainger Circuit, Melba, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 929 m2

Type: House



Lukas Cole
0432289618



Maxwell Jensen
0402778603

Auction

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City Must be sold on or before auction! Welcome to this exciting opportunity in Melba! This 3 bedroom, 1 bathroom home has been a solid investment for its current owner for many years and is now ready for a new owner to bring their own vision to life. Nestled on a sprawling 929m² RZ2 block, the property offers incredible potential for future development. The home itself, while in need of some TLC, is fully functional and move-in ready. With a bit of imagination and effort, this property could be transformed into a dream home. The spacious layout includes three bedrooms and a well-appointed bathroom, providing a solid foundation for renovations or a complete makeover. One of the standout features of this property is its prime location. Situated within walking distance of Mount Rogers Primary School and Copland College, it's an ideal spot for families. Additionally, the close proximity to Belconnen Town Center ensures that shopping, dining, and entertainment options are just a short drive away. Whether you're an investor looking to capitalize on the RZ2 zoning or a homeowner eager to create your perfect living space, this property offers unmatched potential. Roll up your sleeves and breathe new life into this fantastic opportunity in Melba. Don't miss your chance to secure a property with such promising future potential! Please give Lukas Cole at 0432 289 618 or Maxwell Jensen a call at 0402 778 603 for further information or to schedule a private inspection. Features:- 929m² RZ2 - Three bedrooms- Incredible potential- Double garage with room & bathroom towards back- Location Rates: \$2,944 pa approx Land Tax: \$4,353 pa approx EER: 0.0 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.