

2 Le Gallienne Street, Melba, ACT 2615



House For Sale

Thursday, 30 May 2024

2 Le Gallienne Street, Melba, ACT 2615

Bedrooms: 4

Bathrooms: 2

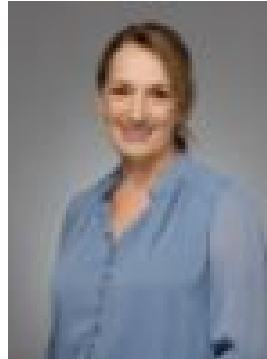
Parkings: 3

Area: 945 m2

Type: House



Matt Sebbens
0261473396



Naomi Sachs
0261473396

Auction

Discover the perfect blend of comfort and convenience at 2 Le Gallienne Street, Melba ACT 2615. This spacious, family-friendly home is ideal for blended families or those seeking an additional income stream from a rental opportunity. Step inside to find a freshly painted interior and brand-new carpets throughout, ensuring a seamless move-in experience. The heart of the home features a generous family area and meals space, complemented by a well-appointed kitchen with modern appliances. A cozy lounge and dining area provides a warm, inviting atmosphere for family gatherings. The property boasts four bedrooms, each equipped with ample storage. The master bedroom offers a private ensuite and a parent's retreat, perfect for unwinding after a long day. Three additional bedrooms, all with built-in robes, are conveniently located near the main bathroom and separate toilet. For those seeking rental potential or a space for extended family, Bed 1 and the parent's retreat can serve as a semi-independent living area. This space includes its own bathroom, robe, and access to a covered deck, providing privacy and comfort for occupants. The outdoor areas are just as impressive, featuring a covered outdoor entertainment space perfect for hosting barbecues and family events. A covered deck and carport add to the convenience, while the low-maintenance yard ensures more time for relaxation. Situated in the charming suburb of Melba, this home is close to local schools, parks, and shops, making it a prime location for families. Don't miss this opportunity to secure a versatile, move-in ready home at 2 Le Gallienne Street. Embrace the potential for blended family living or an additional income stream in this beautifully updated residence. Key features:- Highly functional floor plan- Freshly painted throughout- New carpets installed- Ducted gas heating- Bamboo flooring to kitchen and family room- Two driveways with covered parking- Established, landscaped gardens Living size: 168m² Carport: 21.00m² Brick carport: 39.00m² Land size: 945m² Year built: 1974 Rates: \$2,215 (approx. 2023) Land tax: \$5,497 (if rented out approx. 2023) UV: \$458,000 (approx. 2023)