

21 Hosking Place, Melba, ACT 2615

home by holly

Sold House

Monday, 14 August 2023

21 Hosking Place, Melba, ACT 2615

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 828 m2

Type: House



Jenny McReynolds

0491850701

\$775,000

#soldbymcreynolds \$775,000 Tucked away in a lovely quiet pocket of Melba in its own private leafy oasis! Set amongst leafy established gardens this upgraded and extended three-bedroom home enjoys a private secluded setting in a lovely peaceful location, with little more than the calls of birds to be heard. Well maintained over the years, this delightful home offers more than the average three-bedroom residence with plenty of space to enjoy and a super energy efficiency rating of 4.5 stars. Freshly painted with new hard-wearing floors and new carpet this bright and cheerful residence has a wonderful feel from the moment you enter and is ready to move into and enjoy. To the front of the home is the very pleasant living and dining area, this wraps around to the updated kitchen that features Bosch appliances. The chef of the home can work away whilst still interacting with the family and guests, it really is a friendly environment. To the back of the home is a beautiful rumpus room extension that features raked ceilings, this is a brilliant space for either the kids or as a fabulous second living area. Other features include wall and ceiling insulation, honeycomb blinds to the living, double blinds to the remaining windows, built-in robes to three bedrooms, solar hot water and a reverse cycle split system. Magnetite is installed to the bedroom windows, bathroom skylight and entry glass with crimsafe screens to the front windows. There is ample car accommodation and storage with a four-car garage, this provides plenty of room for a workshop, which will delight the handyman of the home. You are surrounded by leafy established gardens with lovely sitting areas to enjoy, it really is your own secret garden. A great choice of schools and public transport are within easy walking distance. features..delightful spacious, extended and upgraded three-bedroom home. surrounded by greenery in a lovely private and peaceful setting – front gardens relandscaped in 2018. excellent cul-de-sac location. super energy rating of 4.5 stars. nice and light with a lovely warmth. lovely living area connecting to the dining. huge rumpus room with raked ceilings. updated kitchen with Bosch appliances (2017). updated bathroom (2014 with asbestos removed from the bathroom and toilet). wall and ceiling insulation installed in 2022. upgraded electrical box and digital smoke alarms installed in 2022. magnetite installed to the bedroom windows. honeycomb blinds to the living area and double blinds to all the other rooms (installed in 2022). crimsafe to the front windows. fresh internal paint to the lounge, dining, entrance, hallway and bedrooms. new hard-wearing flooring installed to the living, dining, kitchen, entry and hallway. new carpet. built-in robes to three bedrooms. reverse cycle split system. solar hot water. roof ridge capping done in 2022. four car garage with remote control door. great location within walking distance of several schools and public transport. only minutes from the Belconnen Town Centre, Lake Ginninderra, University of Canberra and sporting facilities/centres EER: 4.5 Internal living size: 132m² approx. Rates: \$2,802 approx. per annum Land size: 828m² approx.