

**21 Verbrugghen Street, Melba, ACT 2615**



**House For Sale**

Friday, 1 March 2024

21 Verbrugghen Street, Melba, ACT 2615

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 737 m2**

**Type: House**



Stephen Bunday  
0416014431

## Auction 27/03/2024 - Price Guide \$850,000 +

Auction Location: In Rooms | LJ Hooker Canberra City | 182 City Walk, Canberra City

Boasting 3 bedrooms with built-in-robos, a separate laundry, expansive living space, dedicated dining area, and a well-appointed kitchen, 21 Verbruggen Street, Melba provides everything you need for comfortable living and offers an opportunity for immediate enjoyment! Occupying a large 737sqm block, the property features a private backyard with lawned area, and a tranquil garden space discreetly nestled to the side. There is also a large double lock up garage and a wonderful covered rear deck to soak it all in. Inside, you will be delighted to discover thoughtful updates throughout. Plantation shutters ensure privacy and add a touch of charm, complemented by the warmth of timber laminate floorboards. Reverse-cycle air conditioning and fans to all three bedrooms ensure your year-round comfort. The local Melba shops are within minutes and offer convenience for your daily necessities, while the bustling Belconnen Town Centre is only a short drive away. Melba is a family minded community and with a variety of schooling options close by, this property will grow with you and your family. At a glance;

- Front porch
- Covered rear deck
- Plantation shutters
- Ceiling fans and built-in-robos to all bedrooms
- Reverse-cycle air conditioning
- Large double garage
- Carport
- Rainwater tank
- Solar panels
- 6-minute walk to Melba shops
- 7-minute drive to Belconnen Town Centre