

# 4/1 Goldner Circuit, Melba, ACT 2615

home by holly

## Sold Townhouse

Monday, 14 August 2023

4/1 Goldner Circuit, Melba, ACT 2615

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Cris OBrien  
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**\$660,000**

#soldbycris \$660,000 Situated within the quiet, leafy suburb of Melba, this charming three-bedroom townhouse, sits within a boutique development, close to Melba High School, Tennis club, Wetland Park, and Half Acre Wood. There is a lovely sunny, easy flow, a calming neutral palette, and a winning floorplan set across two levels, that privatises the master wing. The social arena drifts to elevated veranda that takes in views of the Brindabellas while to the north there is the gift of a golden, sunken courtyard. Resting on the high side of Goldner Street, and overlooking the school ground, the home is set-back and privatised behind mature hedging. A floating footbridge ushers to the front entry, suspended above the courtyard set with charming garden rockery. To the rear there is driveway access to the double garage and the convenience of internal access to the ground floor. A wonderfully bright living, dining space occupies the western side, flowing to second living area and open kitchen. Honeyed timber floors flow underfoot, and gorgeous bagged brick feature walls lend texture and warmth. A skylight above the dining area draws in further light and there is a lovely feel of open, airiness. Both social arenas merge with deep veranda, blurring the boundaries between outside and in. The veranda is a lovely spot to sit on warm evenings, taking in magic sunsets over the mountains. Tucked into one corner the kitchen communes directly with a generous second living or meals arena, with both spaces taking in views out and across the veranda...blue sky, a glimpse of vintage pines and the deeper blue of mountain ranges. Compact yet packed with storage, the kitchen has a lovely paired back aesthetic and features a curved benchtop that also functions as a breakfast bar. The master bedroom draws in northern light via the enormous picture windows that capture views of the garden below. There is the pleasure of the ensuite bathroom and plenty of shelving within the walk-in-robe, neatly takes care of storage. Downstairs two sunny bedrooms centre around a family bathroom and adjacent laundry. This sequestered children's wing opens to garden and alfresco dining beneath a sheltering row of pink camellias. Stunning curved rock retaining walls host beautiful plantings, with rock steps leading up to the street. The warm hue of the natural stone, the sun-drenched northern aspect...impart the feeling of private, gilded oasis. Melba is a suburb in the Belconnen district, positioned at the foot of Mt Roger's, and known for its family friendly, relaxed vibe and community spirit. Walking distance to schools, parks, transport and Ginninderra Creek, BMX Club and Melba Half Acre Wood, the home, is surrounded by green space and reserve. Close to the fabulous Melba shops, with local favourite Café Mamé, famous for its delicious pastries and vegan options, and to the Belconnen precinct, connecting you to a plethora of shopping, dining, and entertainment options. The home is also handy to the UC, AIS, Lake Ginninderra, Bruce Stadium and just 19 minutes to the CBD. features..sunny exceptionally large, three-bedroom townhouse with two living areas, two bathrooms, elevated balcony, and sunken private courtyard.open plan living, dining flowing to second living/meals area and kitchen.kitchen with Euromaid electric oven, stainless steel rangehood and Fisher&Paykel twin drawer dishwasher.north facing top floor master suite, with walk-in-robe and ensuite.two light filled bedrooms downstairs, one with built-in-storage.linen cupboard and internal laundry.double garage with internal access.timber floors .carpet to bedrooms.soft curtains to living areas and master bedroom.Venetian blinds to downstairs bedrooms.sun blinds to balcony.ducted electric heating and evaporative cooling.under stair storage.paved alfresco dining.storage room for gardening tools.short walk through parkland and reserves to great local schools and Café Mame, arguably one of the best cafes in Belconnen. brilliantly located within walking distance to schools and public transport, with local shops, Westfield Belconnen, and popular restaurants and cafes just a short drive away..direct access to exceptional cycle paths and the popular Mount Rogers ReserveEER: 3.5Living area: 134m2 approxBody corporate: \$3311 p/a approx Land rates: \$2481 p/a approxLand tax: \$3330 p/a approx (if rented)Year built:1993