

# 4 Linger Place, Melba, ACT 2615



## Sold House

Friday, 11 August 2023

4 Linger Place, Melba, ACT 2615

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 855 m2

Type: House



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## Contact agent

Perfectly pocketed in a quiet street of the family-friendly suburb, Melba, this 4-bedroom home is ready and waiting for you to make it your own. Nearby to multiple schools and with easy access to public transport the location offers ease and convenience. The property itself is complete with multiple living areas, including an open-plan kitchen that boasts gas cooktop, electric oven and dishwasher with ample storage space. The segregated lounge and dining area are elevated with a great outlook - perfect for relaxing or enjoying the company of friends and family. The master bedroom boasts a generous walk-through robe and ensuite, whilst the 3 additional bedrooms are all spacious with built-in robes. Outside you will find a large covered deck, great for entertaining all year round. Surrounded by the beautifully established gardens it also offers a delightful setting for enjoying your morning coffee in the sun or relaxing in the silence after a long day. Additional features include ducted gas heating and evaporative cooling, a split system unit installed, ceiling fans in the bedrooms and the lounge, a laundry with external access, solar panels, a double carport and side access that is perfect for a caravan or trailer. We encourage you to attend our next scheduled inspection so you don't miss the opportunity to make this your forever home!

Features: Quiet, family-friendly street  
Open-plan kitchen and living  
Separate lounge and dining area  
Kitchen complete with freestanding gas cooktop and electric oven, Miele dishwasher and Master bedroom with walk-through robe and ensuite  
3 additional bedrooms with built-in robes  
Well-appointed main bathroom  
Ducted gas heating and evaporative cooling  
Split system unit installed  
Ceiling fans  
Laundry room with external access  
Spacious covered deck  
Beautifully established gardens  
Garden shed  
Under house storage  
Solar panels  
Double carport  
Side access perfect for a trailer or caravan  
Close proximity to multiple schools and public transport

Stats: Build: 1974  
Block: 855sqm  
Living: 155.23sqm  
EER: 1.0  
UV: \$458,000  
Rates: \$2,791 pa  
Land Tax: \$4,256 pa  
Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.